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26 Julians Road, Old Town, Stevenage, SG1 3EU
£795,000

A SUBSTANTIAL DETACHED FAMILY HOME OFFERING A DIVERSE, FLEXIBLE ARRANGEMENT OF ACCOMMODATION WITH FIVE DOUBLE BEDROOMS AND FOUR BATHROOMS PLUS SUBSTANTIAL GROUNDS, TWO DOUBLE GARAGES AND PARKING FOR SEVERAL VEHICLES.

A most impressive, individual detached family home of tremendous proportions offering a versatile arrangement of family orientated accommodation spread over two floors including four bathrooms and up to five double bedrooms with further highlights including a fantastic open-plan kitchen/dining room and a most comfortable lounge of excellent proportions with a wood burning stove.

Set well back from Julians Road, this Chalet style home sits centrally on a generous private plot with manicured gardens to both the front and rear with the added advantage of two detached double garages, one currently being used as a workshop and ample parking for several vehicles. Further practical benefits include gas central heating and double glazing whilst being conveniently located within walking distance of the historic High Street and mainline railway station.

In full the accommodation comprises a wide welcoming double height reception hallway with views to the first floor galleried landing, two modern fitted downstairs shower rooms/wcs, a most comfortable lounge of excellent proportions with wood burning stove and double doors opening to the modern fitted kitchen/dining room. Ground floor family room/bedroom four and a spacious double fifth bedroom with a rear lobby and boot room completing the ground floor accommodation. The galleried first floor landing leads to three further double bedrooms with an en-suite bathroom to the master bedroom and a modern fitted family shower room. Viewing highly recommended.

LOCATION

THE ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

With part glazed double doors with toplite window opening to:

DOUBLE HEIGHT RECEPTION HALLWAY 5.42 x 4.77 (17'9" x 15'8")

A fantastic introduction to this spacious family home featuring the original turning staircase rising to the galleried landing above, understairs storage cupboard and coats cupboard, central heating thermostat, dado rail, stylish wooden flooring and a sealed unit double glazed Velux window to the side elevation. Doors to:

DOWNSTAIRS SHOWER ROOM / WC 2.38 x 1.82 (7'10" x 6'0")

Fitted with a modern white suite complemented by black polished porcelain floor tiles and white tiled splashbacks with contrasting mosaic border tiles. Corner shower cubicle with fitted dual valve rain shower, vanity hand wash basin with chrome

mixer tap set to a wooden effect vanity shelf with white gloss vanity cupboards below with low level wc to one side with concealed cistern with push button flush with matching bathroom cabinet. Extractor fan and double glazed window to the side elevation.

SITTING ROOM 5.41 x 4.74 (17'9" x 15'7")

A most comfortable room of excellent proportions with a dual aspect provided by double glazed window to the side elevation and double glazed sliding patio doors opening to a part covered wooden decked entertaining area. A cast iron wood burning stove set to a limestone fire surround and hearth with built-in shelves to recess, two radiators and glazed double doors opening to:

KITCHEN / DINING ROOM 6.01 x 4.73 (19'9" x 15'6")

Spacious open-plan kitchen/dining room with double glazed patio doors opening to the side of the property, radiator, ample space for dining table. Kitchen area defined by a comprehensive range of beech base and eye level units and drawers finished with

black pearl square edged granite work surfaces, matching upstands, carved drainer extending to a peninsular breakfast bar and inset double ceramic Belfast sink with counter-mounted mixer tap and separate filtered water tap. Space and plumbing for kitchen appliances, white tiled splashbacks with under unit, pelmet and downlighters. Tiled effect flooring, double glazed window to the rear elevation and door to:

REAR LOBBY 2.57 x 1.72 (8'5" x 5'8")

Measurements including a double height utility cupboard housing the gas fired boiler Ceramic floor tiles and part glazed door to:

BOOT ROOM

Of wooden construction with windows to the rear and side elevations and doors opening to the garden.

FAMILY ROOM / BEDROOM FOUR 4.87 x 4.81 (16'0" x 15'9")

Of excellent proportions offering a variety of potential uses, currently used as a family room with a part glazed stable door and window to the front elevation, downlighters and a radiator.

BEDROOM FIVE 4.63 x 3.63 (15'2" x 11'11")

A further generous room which could be used as either a bedroom or reception room with a dual aspect provided by double glazed windows to both the rear and side elevations. Radiator.

SECOND DOWNSTAIRS SHOWER ROOM / WC 2.55 x 1.36 (8'4" x 4'6")

Fitted with a white three-piece suite comprising a double width walk-in shower cubicle with a sliding screen Aqualisa shower, vanity hand wash basin with chrome mixer tap and vanity cupboards below, low level wc with concealed cistern with push button flush, contrasting grey textured natural stone effect fully tiled walls, flat panelled chrome towel radiator, extractor fan, downlighters and double glazed window to the rear elevation.

FIRST FLOOR LANDING

Spacious galleried first floor landing with views to the reception hall below and doors to:

BEDROOM ONE 4.97 x 4.64 (16'4" x 15'3")

Measurements including a comprehensive range of built-in bedroom furniture including wardrobes, bedside cabinets, chest of drawers and dressing table. Airing cupboard housing hot water tank, radiator and dual aspect provided by double glazed window to the rear elevation and sealed unit double glazes Velux window to the side elevation. Door to:

EN-SUITE BATHROOM 1.99 x 1.89 (6'6" x 6'2")

Fitted with a modern white three-piece suite comprising a panelled bath with a central deck mounted chrome mixer tap with shower attachment and white towel radiator, low level wc with push button flush and vanity hand wash basin. White tiled walls,

contrasting border tile and sealed unit double glazed Velux window to the side elevation.

BEDROOM TWO 4.17 x 2.47 (13'8" x 8'1")

A further double bedroom with wooden laminate flooring, radiator and double glazed window to the front elevation.

BEDROOM THREE 4.96 x 2.40 (16'3" x 7'10")

A further double bedroom with wooden laminate flooring, radiators, double glazed window to the front elevation and sealed unit double glazed Velux window to the side.

SHOWER ROOM

Fitted with a white suite comprising twin hand wash basins with vanity cupboards below and chrome mixer taps, low level wc and walk-in shower cubicle with fitted shower. Downlighters, extractor fan and contrasting blue and white tiled walls and sealed unit double glazed Velux window to the side elevation.

OUTSIDE

The property is set back from Julians Road behind a sweeping tarmac shared driveway leading to wooden five-bar gates with the tarmac driveway extending to two detached garages and ample parking.

FRONT GARDEN

A most usable private front garden laid predominantly to lawn with well stocked shrub borders with a raised wooden part covered deck with sun awning providing an ideal entertaining/seating area.

REAR GARDEN

A pleasant private rear garden laid to predominantly to lawn with shrub borders enclosed by wooden panelled fencing. The garden extends to the side of the property, paved terracing and further planting.

GARAGING

The property benefits from two detached double garages, one of which is situated to the front of the property benefiting from power and light and has been converted into a workshop and fitted with a range of base and eye level units with the second double garage situated in the rear garden benefiting a double width tarmac driveway to the front with twin wooden double doors, power and light.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is F. The amount payable for the year 2020/21 is £2640.11. The EPC Rating is C.

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

DISCLAIMER

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FIXTURES & FITTINGS: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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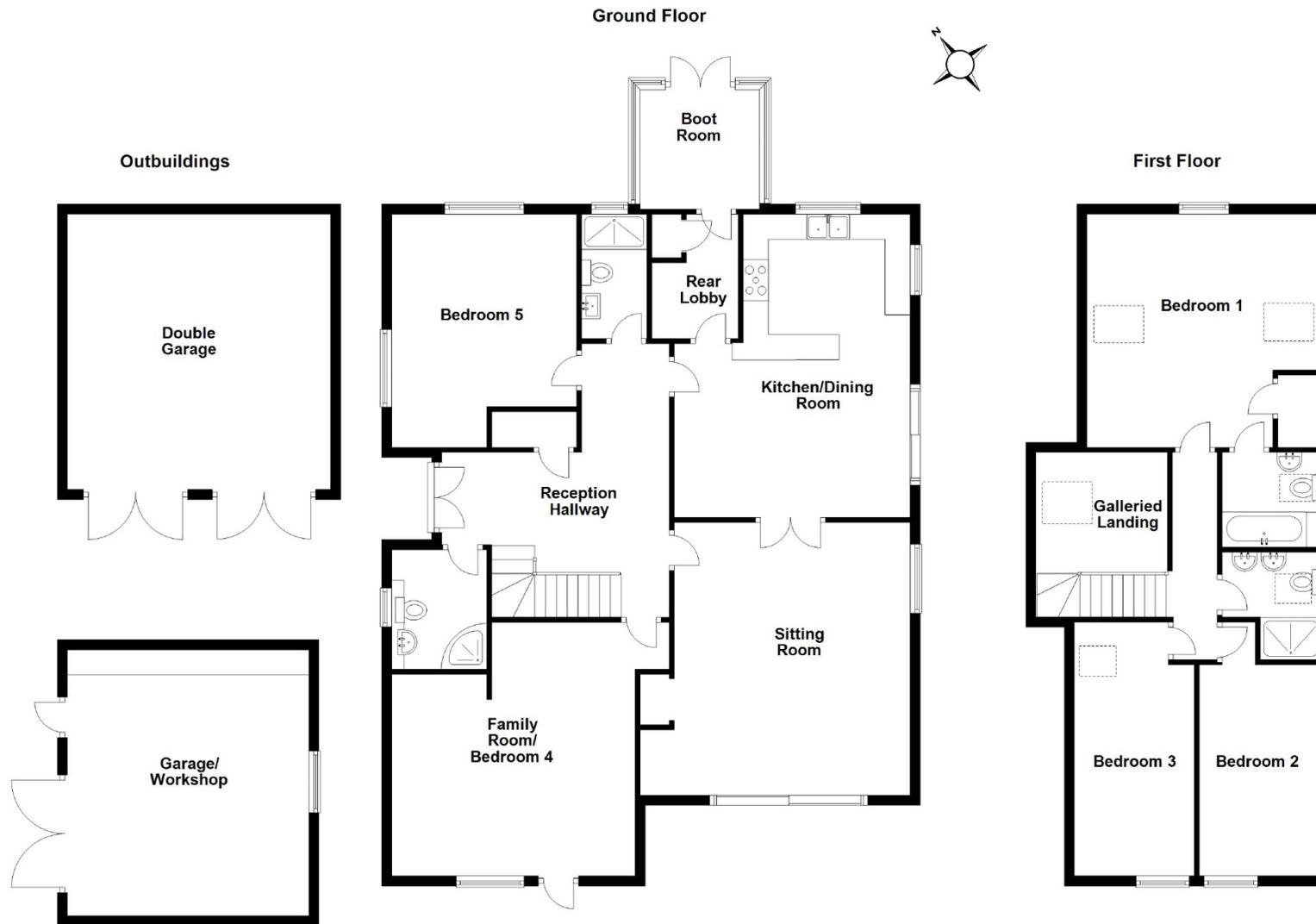












Total area: approx. 190.9 sq. metres (2054.9 sq. feet)