



PUTTERILLS

est. 1992

9 Spencer Way, Stevenage, SG2 8GD

**£400,000**

## STYLISH, MODERN THREE BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY AND GARAGE.

A modern, well presented three bedroom semi detached home occupying a commanding position close to the entrance to this highly sought-after development adjacent to the popular Hertford Road with views to pleasant green space opposite. This modern well presented home was built by the well regarded developer, Hill Residential in 2012 as part of their "Home For Life" range with the remaining balance of the original 10 year NHBC Warranty. Pleasant situated close to the southern outskirts of Stevenage within easy reach of open countryside and pleasant walkways yet conveniently situated within easy reach of both Stevenage and Knebworth stations and within walking distance of a local parade of shops.

This stylish home benefits from a contemporary design with features including a most spacious open-plan main living area combining both seating and dining areas opening to a modern sleek integrated kitchen, a welcoming reception hallway with a most spacious downstairs cloakroom/wc completes the ground floor accommodation whilst the generous first floor landing leads to three well proportioned bedrooms with the master bedroom featuring built-in double wardrobes with a modern en-suite shower room and a matching separate family bathroom. Further practical benefits include UPVC double glazing incorporating fitted blinds, gas fired central heating and efficient solar panels fitted to the roof. The property enjoys the further advantage of a larger than average part-walled rear garden with a personal door leading to an adjoining single garage with a driveway to the front of the garage providing off-road parking for a further two vehicles with visitors parking spaces available.

In full the accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge/dining room, kitchen, first floor landing leading to three bedrooms, en-suite shower room and family bathroom. Viewing highly recommended.

### LOCATION

- \* Close to Stevenage Brook and associated green space.
- \* 10 minute walk to the new Bragbury End development, including shops and Community Centre.
- \* 15 minute walk across green belt fields to Knebworth High Street.
- \* 15 minute walk to Broadwater Crescent shops, including Co-Op.
- \* Multiple playgrounds within walking distance including Knebworth.
- \* Shephalbury Park walkable with Fairlands Valley Park a short drive away.
- \* Well regarded local Primary Schools.
- \* Numerous Childcare options in the locality including a Busy Bees Nursery 2 miles away.
- \* Stevenage mainline station only 2.5 miles away (20 mins to Kings Cross) with Knebworth station nearby.
- \* Frequent bus services running down both Hertford Road and Broadwater Crescent.
- \* Tesco Supermarket Broadwater just 1 mile away.
- \* Multiple retail parks nearby, including Roaring Meg.
- \* Welwyn Garden City and Hitchin both a

short drive away.

- \* Easy access to Hertford and Ware via A602.

### SPECIFICATION

- \* Dual-zone heating control (upstairs/downstairs) plus radiator thermostats.
- \* Large downstairs wc which can be converted into a wet room if required.
- \* Pre-wired for stair and ceiling lifts.
- \* Wheelchair accessible front, rear and internal doors.
- \* Generous attic (with conversion potential).
- \* Vented tumble dryer in garage (possibly available by separate negotiation).
- \* Chest freezer in garage (possibly available by separate negotiation).
- \* Yale wireless alarm system.
- \* Water butt and composter.

### THE ACCOMMODATION COMPRISES

Double glazed front door opening to:

**RECEPTION HALLWAY 3.45 x 3.05 (11'4" x 10'0")**

A generous welcoming "L" shaped reception hallway finished with stylish oak effect Amtico flooring, radiator, digital central heating thermostat, alarm control panel, double glazed window to the side elevation and a wide staircase rising to the first floor. Doors to:

### **DOWNSTAIRS CLOAKROOM / WC 1.64 x 1.45 (5'5" x 4'9")**

A generous downstairs cloakroom/wc fitted with a white two-piece suite comprising a low level wc with a concealed cistern with chrome push button flush set to an oak effect vanity shelf with vanity hand wash basin to one side and chrome mixer tap. Upgraded ceramic floor tiles to match the bathroom and en-suite, extractor fan, downlighters, radiator and double glazed window to the front elevation.

### **LOUNGE / DINING ROOM 5.74 x 5.45 (18'10" x 17'11")**

A most impressive open-plan main living area combining both seating and dining

areas whilst featuring continuation of stylish oak effect Amtico flooring, useful understairs storage cupboard, two radiators, TV and phone points, double glazed window to the rear elevation and double glazed french doors opening to the rear garden. Square arch to:

### **KITCHEN 3.25 x 2.52 (10'8" x 8'3")**

Fitted with a comprehensive range of white sleek base and eye level units and drawers finished with chrome handles and complemented by oak effect square edged work surfaces with matching upstands with an inset one and half bowl stainless steel sink unit with chrome mixer tap. A range of integrated appliances include a fridge/freezer, washer/dryer, dishwasher and a glazed oven with electric touch-sensitive ceramic hob with glazed splashback and extractor canopy over. Under-unit and downlighters, continuation of oak effect Amtico flooring, cupboard housing wall mounted gas fired boiler and double glazed window to the front elevation.

### **FIRST FLOOR LANDING**

Access to the loft space, radiator, airing cupboard housing hot water system with laundry shelves, digital central heating thermostat and doors to:

### **BEDROOM ONE 3.77 x 3.01 (12'4" x 9'11")**

Measurements exclude the door recess and a built-in double wardrobe. Telephone point and double glazed picture window to the front elevation. Door to:

### **EN-SUITE SHOWER ROOM 2.35 x 1.61 (7'9" x 5'3")**

Fitted with a modern white three-piece suite comprising a low level wc with concealed cistern set to natural stone effect tiling with a chrome push button flush set to an oak effect vanity shelf, vanity hand wash basin to one side with chrome mixer tap, double

width walk-in shower cubicle with thermostatic chrome shower, continuation of natural stone effect tiled splashbacks and flooring. Chrome heated towel radiator, shaver point, downlighters, extractor fan and double glazed window to the front elevation.

### **BEDROOM TWO 3.75 x 3.14 (12'4" x 10'4")**

A further generous double room with measurements taken into wardrobe recess, radiator, telephone point and double glazed window to the rear elevation.

### **BEDROOM THREE 3.01 x 2.22 (9'11" x 7'3")**

A generous third bedroom, currently used as a study with a radiator and double glazed window to the rear elevation.

### **FAMILY BATHROOM 2.15 x 2.01 (7'1" x 6'7")**

Fitted with a modern white three-piece suite comprising a low level wc with concealed cistern set to natural stone effect tiling with chrome push button flush set to an oak effect vanity shelf with hand wash basin to one side with chrome mixer tap. Panelled bath with chrome mixer tap and a separate thermostatic chrome shower over with fitted shower screen, continuation of natural stone effect tiled splashbacks and flooring, chrome heated towel rail, shaver point, downlighters and extractor fan.

### **OUTSIDE**

#### **FRONT**

The property enjoys a pleasant location, close to the entrance to this development, set adjacent to an attractive green interspersed with mature specimen trees with further green space opposite and visitors parking spaces.

#### **DRIVEWAY**

Block paved double length driveway providing off-road parking for two vehicles, leading to garage. Wall mounted electric car charging point (possibly available by separate negotiation).

### **GARAGE**

Single attached garage with up and over door, power and light, eaves storage space and personal door to the rear garden.

### **FRONT GARDEN**

Pathway extending to the front door, part-enclosed by low brick decorative boundary walls and clipped hedging. Outside tap and pathway leading to the storm porch and front door.

### **REAR GARDEN**

Larger than average rear garden for a property of this type, laid to lawn enclosed by wooden panelled fencing and brick retaining walls with steps leading to a paved terrace and a personal door to the rear garden. Outside light.

### **TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is FREEHOLD. The Council Tax band is D. The amount payable for the year 2021-22 is £1904.20. The EPC Rating is B.

### **VIEWING INFORMATION**

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

### **DISCLAIMER**

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

**MONEY LAUNDERING REGULATIONS:** Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation

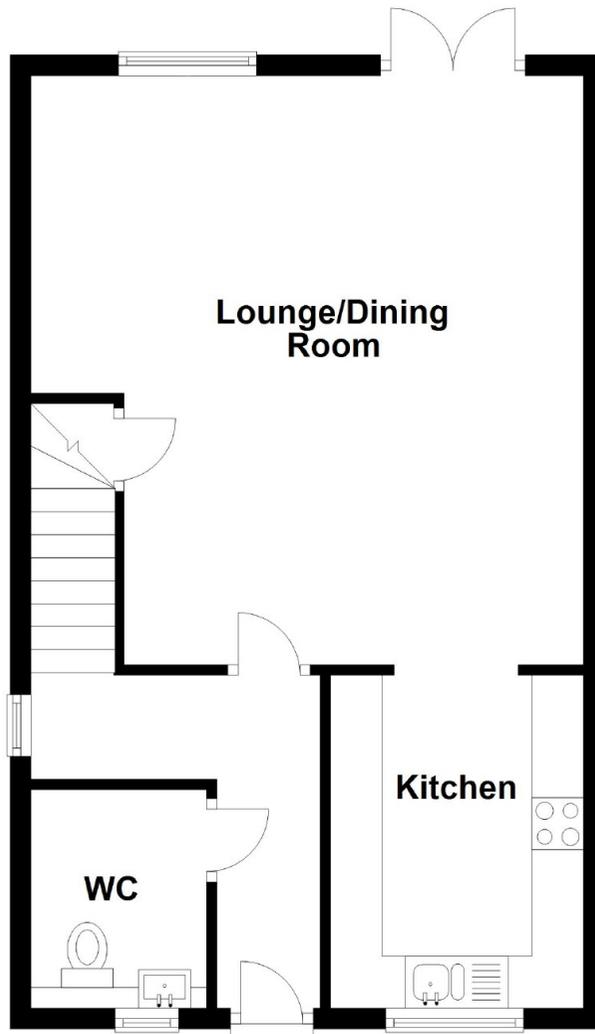




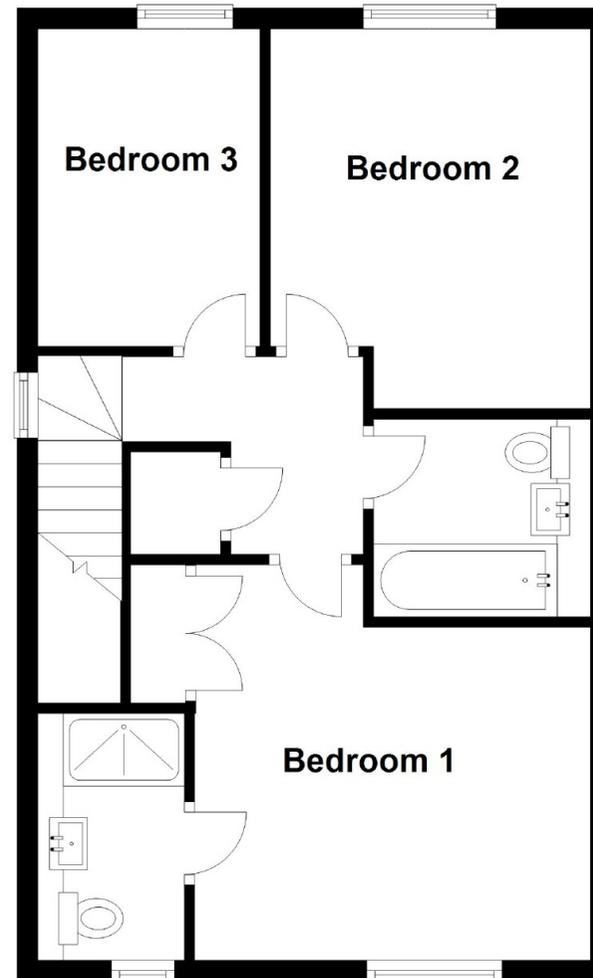




## Ground Floor



## First Floor



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