



PUTTERILLS

— est. 1992 —

29 Spencer Way, Stevenage, SG2 8GD

£380,000

MODERN, OPEN-PLAN THREE BEDROOM SEMI-DETACHED HOME WITHIN CONVENIENT SOUTH STEVENAGE LOCATION.

Built by the well regarded developer, Hill Residential in 2013, this spacious three bedroom semi-detached home offers a contemporary designed, open-plan arrangement of accommodation enhanced further by a generous, part walled rear garden with a double length block paved driveway beyond. The property is conveniently situated in this small modern residential development, situated just off the highly regarded Hertford Road.

The accommodation comprises a generous reception hallway, downstairs cloakroom/wc, a modern open-plan lounge/dining room, contemporary fitted kitchen with integrated appliances, first floor landing leading to three generous bedrooms with the master bedroom featuring built-in wardrobes whilst the third bedroom has been fitted with bespoke bookcases and used as a home office, in addition there is a spacious en-suite shower room and a well appointed modern family bathroom.

Further practical benefits include the balance of the original 10 year NHBC Guarantee, UPVC double glazing, gas fired central heating and energy saving solar panels to the roof. The property is within a 20 minute walk via a bridle path to Knebworth railway station with a good service to and from Kings Cross in just 24 minutes. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Tesco Express supermarket, cafés/restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary schools. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Double glazed front door opening to:

RECEPTION HALLWAY 3.32 x 2.83 (10'11" x 9'3")

A wide welcoming reception hallway finished with stylish wooden effect Karndean flooring, radiator, downlighters, central heating thermostat, telephone

point, staircase rising to the first floor and double glazed window to the side elevation. Door to:

DOWNSTAIRS CLOAKROOM / WC 1.90 x 1.45 (6'3" x 4'9")

A generous downstairs cloakroom 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 a vanity hand wash basin to one side with chrome mixer tap, natural stone effect tiled splashbacks and flooring, downlighters, radiator and double glazed window to the front elevation.

LOUNGE / DINING ROOM 5.67 x 5.47 (18'7" x 17'11")

A most impressive open-plan main living area combining both seating and dining areas whilst featuring a continuation of the stylish wooden effect Karndean flooring, useful storage cupboard, two radiators, TV and phone points, double

glazed picture window overlooking the rear garden with double glazed french doors opening onto the patio. Square arch to:

KITCHEN 3.32 x 2.51 (10'11" x 8'3")

Fitted with a comprehensive range of white base and eye level units and drawers finished with wooden effect work surfaces with matching upstands and an inset one and half bowl stainless steel sink unit with chrome mixer tap. A comprehensive range of integrated Indesit appliances include a glazed and stainless steel oven, ceramic touch-sensitive four-ring electric hob with a stainless steel splashback and extractor canopy above, fridge/freezer, dishwasher and washer/dryer. Continuation of stylish wooden effect Karndean flooring, under-unit and downlighters and double glazed window to the front elevation.

LANDING

Access to the boarded loft space with retractable loft ladder, airing cupboard

housing the hot water tank and laundry shelves, radiator, double glazed window to the side elevation and doors to:

BEDROOM ONE 3.80 x 3.75 (12'6" x 12'4")

Measurements exclude a built-in double wardrobe, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM 2.35 x 1.58 (7'9" x 5'2")

Fitted with a modern white three-piece suite comprising a low level wc with a concealed cistern behind natural stone effect tiling with wooden effect vanity shelf over with an inset chrome push button flush, 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 rail, shaver point, downlighters, extractor fan and double glazed window to the front elevation.

BEDROOM TWO 3.75 x 3.15 (12'4" x 10'4")

A further generous double bedroom with a radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.01 x 2.21 (9'11" x 7'3")

Currently used as a study with measurements including an attractive range of substantial bespoke built in bookcases and cabinets, 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 behind natural stone effect tiling with wooden effect vanity shelf over with an inset chrome push button flush, vanity hand wash basin to one side with chrome mixer tap, panelled bath with chrome mixer tap and separate chrome thermostatic shower over with fitted shower screen, continuation of natural stone effect tiled splashbacks and flooring. Chrome heated towel radiator, shaver point, downlighters and extractor fan.

OUTSIDE

FRONT

The property enjoys a pleasant position whilst situated opposite a small green interspersed with semi-mature trees with a pathway extending to the storm porch and front door with carriage light.

REAR GARDEN

A further highlight of the property with attractive brick retaining walls and wooden panelled fencing with a paved patio and pathway extending to gated access to the parking at the rear. The remainder of the garden laid predominantly to lawn.

PARKING

Double tandem length blocked paved driveway for two cars, situated behind the rear garden with gated access.

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 with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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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Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

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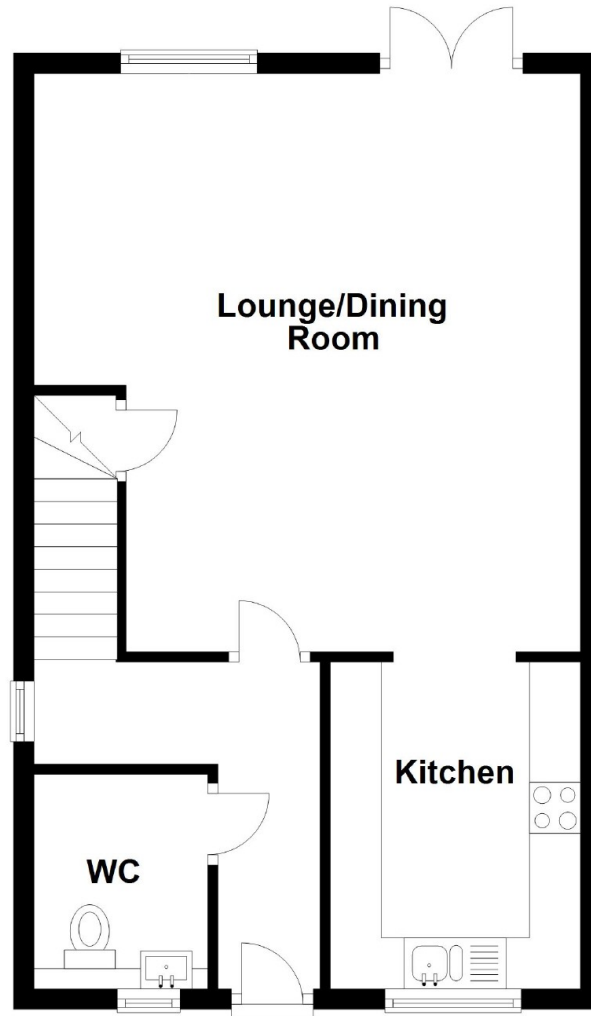
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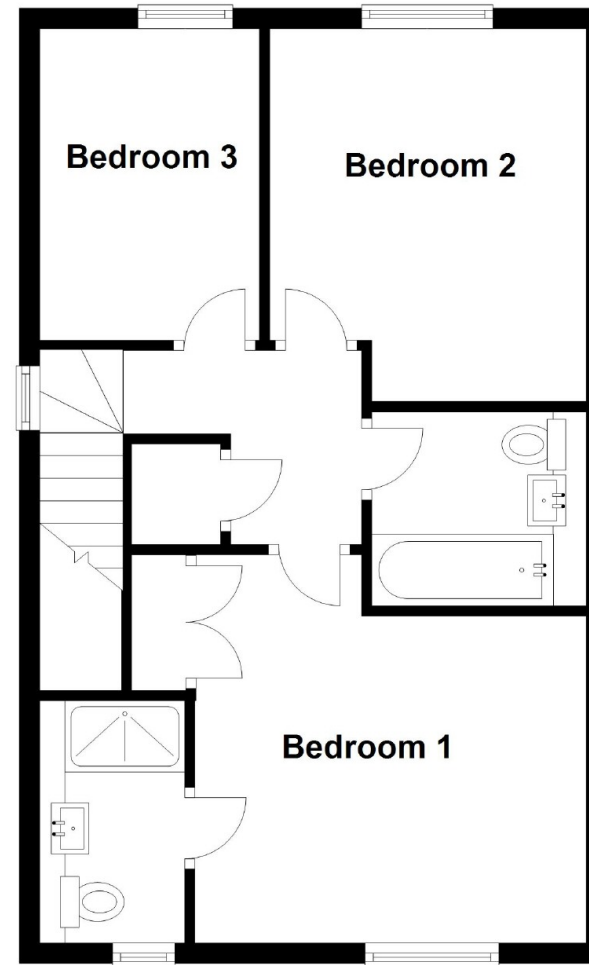




Ground Floor



First Floor



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