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34 Frobisher Drive, Stevenage, SG2 0HJ
Offers in excess of £455,000

SUBSTANTIAL, EXTENDED THREE BEDROOM SEMI-DETACHED HOME WITHIN HIGHLY REGARDED CHELLS TURNING.

A rare opportunity to purchase this much improved, extended three bedroom semi-detached family home situated within this highly regarded Chells turning, just a short walk from both Nobel Secondary School and the local amenities.

The property boasts a substantial ground floor rear extension creating a most impressive open-plan lounge dining room of excellent proportions (7m x 4.56m). Further highlights include a modern fitted open-plan kitchen/breakfast room, ideal for those looking to enjoy open-plan living whilst both an entrance porch and wide inner hallway and a useful utility/downstairs wc complete the ground floor accommodation. The first floor landing leads to three generous double bedrooms with a recently refitted family bathroom. Further practical benefits include UPVC double glazing and gas fired central heating with the addition of a block paved driveway providing off-road parking for up to two vehicles with a generous single garage with electric remote roller door and an "L" shaped rear garden combining both a lawn with a substantial private terrace, ideal for entertaining.

Viewing is highly recommended to fully appreciate the spacious arrangement of accommodation this home has to offer.

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

Composite double glazed front door opening to:

ENTRANCE PORCH

Stylish grey floor tiles, double glazed window to the front elevation and door to:

KITCHEN / DINING ROOM 6.00 x 3.85 (19'8" x 12'8")

A fantastic introduction to this spacious open-plan family home being of excellent proportions with an open-plan kitchen/dining room with the kitchen area defined by a comprehensive range of wooden grain effect base and eye level units and drawers finished with chrome handles and black natural stone effect work surfaces with matching upstands. Inset stainless steel sink unit with mixer tap with a range of integrated appliances including a stainless steel and glazed double oven, five-ring stainless steel gas hob with extractor canopy above, dishwasher, washing machine and drinks fridge. Continuation of stylish grey floor tiles, ample space for family sized dining table, downlighters, radiator, two double glazed windows to the front elevation and double glazed french doors opening to the side terrace. Glazed double doors to:

INNER HALLWAY 3.77 x 1.94 (12'4" x 6'4")

A spacious welcoming hallway with a staircase rising to the first floor with understairs storage cupboard, radiator, downlighters, glazed double doors to the

lounge with further door to:

UTILITY ROOM / WC 2.09 x 1.75 (6'10" x 5'9")

A multi-purpose room currently used as a utility room whilst fitted with a low level wc, wall mounted gas fired boiler and double glazed window to the rear elevation.

LOUNGE 7.03 x 4.56 (23'1" x 15'0")

A vast open-plan lounge of excellent proportions with two radiators, downlighters, concealed wiring for wall mounted television, two double glazed windows to the side elevation and double glazed french doors opening to the rear garden.

FIRST FLOOR LANDING

Shelved linen cupboard and doors to:

BEDROOM ONE 4.78 x 2.70 (15'8" x 8'10")

A well proportioned double bedroom with measurements excluding a built-in double wardrobe with bi-folding doors, radiator and double glazed window to the rear elevation.

BEDROOM TWO 3.76 x 2.70 (12'4" x 8'10")

A further comfortable double room with radiator, benefiting from a dual aspect provided by double glazed windows to both the front and side elevations. Measurements excluding wardrobe recess.

BEDROOM THREE 3.78 x 1.93 (12'5" x 6'4")

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

FAMILY BATHROOM 2.43 x 1.91 (8'0" x 6'3")

Recently refitted with a stylish white three-piece suite comprising a wooden panelled bath with wall mounted traditional chrome mixer tap with a separate Aqualisa shower over with fitted shower screen, low level wc with concealed cistern behind light grey panels with chrome push button flush and a wide rectangular vanity hand wash basin with vanity cupboard below, stylish porcelain fully tiled walls with tiled effect flooring, illuminated vanity mirror/bathroom cabinet. Downlighters, extractor fan, traditional chrome towel radiator and double glazed window to the side elevation.

OUTSIDE

FRONT GARDEN

Laid predominantly to lawn with mature tree and pathway extending to the storm porch with a Doric decorative column leading to the front door.

DRIVEWAY

Block paved driveway providing off-road parking for up to two vehicles with further hardstanding in front of the garage.

GARAGE 6.47 x 2.51 (21'3" x 8'3")

Generous single garage with electric remote roller door, power and light with a personal door to the rear garden.

REAR GARDEN

"L" shaped gardens extending to both the side and rear of the property. Substantial private paved terrace providing an ideal outdoor entertaining area, located to the side of the property flanked by well stocked brick planters. Block paved pathway extends to the rear lawn with further shrub borders. Garden enclosed by wooden panelled fencing with outside lighting and tap. Gated access to the front and personal door to the garage.

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 D.

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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Total area: approx. 127.2 sq. metres (1369.2 sq. feet)