



TWO DOUBLE BEDROOM SEMI-DETACHED HOME ENJOYING THE BENEFIT OF A SUBSTANTIAL CORNER PLOT.

A traditional, two bedroom semi-detached home occupying a remarkable corner plot of considerable size whilst enjoying a private aspect backing onto allotments. This well presented home would appeal to those looking for a large garden whilst offering a comfortable arrangement of accommodation. Ellis Avenue is conveniently situated in the popular Old Town within walking distance of the historic High Street and amenities.

The expansive rear garden features a substantial raised wooden deck overlooking a most generous lawn with a feature Koi carp pond with three raised beds and a sunken fire pit to the rear of the garden creating a number of areas of interest.

Internally, the accommodation comprises an entrance hall, lounge, open-plan kitchen/dining room, downstairs cloakroom/wc, first floor landing leading to two double bedrooms and a spacious four-piece bathroom with both a bath and a separate double shower cubicle. Further practical benefits include double glazing and gas fired central heating whilst the driveway to the front of the property provides off-road parking for one vehicle. Viewing 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).

ACCOMMODATION

Composite leaded light double glazed front door opening to:

ENTRANCE PORCH

Radiator, coat hanging space and door to:

LOUNGE 4.16 x 3.94 (13'8" x 12'11")

A comfortable room featuring built-in media storage cupboards and shelving either side of the fireplace with an inset living flame gas fire set to a natural stone fireplace with a marble hearth and surround. TV and phone points, radiator and double glazed window to the front elevation. Door to:

KITCHEN / DINING ROOM 5.11 x 2.78 (16'9" x 9'1")

Finished with contrasting coloured quarry floor tiles, feature floor to ceiling flat panelled radiator, two double glazed windows to the rear elevation with one to the side with a part-glazed door opening to the garden. Kitchen area defined by a comprehensive range of oak base and eye level units and drawers extending to a peninsular breakfast bar finished

with granite effect work surfaces with an inset one and half bowl stainless steel sink unit with a Brita Triflow filtered water tap, integrated fridge/freezer, dishwasher, double oven and gas hob with an extractor fan above. Central heating thermostat and radiator. Space for dining table. Door to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc, continuation of contrasting coloured quarry tiled floor and double glazed window to the side elevation.

FIRST FLOOR LANDING

Double glazed window to the side elevation, access to the loft space and doors to:

BEDROOM ONE 4.28 x 3.10 (14'1" x 10'2")

A comfortable double bedroom with measurements excluding a range of

built-in wardrobes and storage cupboards to the recess, radiator and double glazed window to the front elevation.

BEDROOM TWO 3.68 x 2.81 (12'1" x 9'3")

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

BATHROOM 2.76 x 2.20 (9'1" x 7'3")

Of excellent proportions featuring a modern white four-piece suite comprising a double length shower cubicle with curved shower screen and fitted shower, low level wc, panelled jacuzzi style bath with a central chrome mixer tap, vanity hand wash basin with vanity cupboards and drawers below. Natural stone effect wall and floor tiles, shaver point, radiator and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property enjoys a corner position, set back from the road behind a tarmac driveway providing off-road parking for one vehicle with steps leading to the front door and gated access to the side and rear garden.

GARDENS

A fine feature of the property extending to both the side and rear of the house including a raised wooden entertaining deck with direct access from the kitchen providing panoramic views over the garden with steps down

to the level expansive lawn flanked to one side by a decorative Koi carp pond and a number of mature specimen shrubs and trees. The garden leads to three raised sleeper edged beds to the rear with a sunken fire pit, chicken coop and run and two wooden garden sheds, one with power. Water supply to both the top and rear of the garden with outside lighting, Views to allotments at the rear, gated access to the front.

BRICK BUILT STORE / UTILITY ROOM

There is an external brick-built store/utility room to the rear of the property housing the wall mounted gas fired boiler with built-in shelving with power and light, space and plumbing for washing machine.

AGENTS NOTE

The vendor would consider selling the Koi carp in the pond or loaning them to the new owners until alternative arrangements can be agreed.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is C. The amount payable for the year 2021-22 is £1692.61.

The EPC Rating is D.

VIEWING INFORMATION

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

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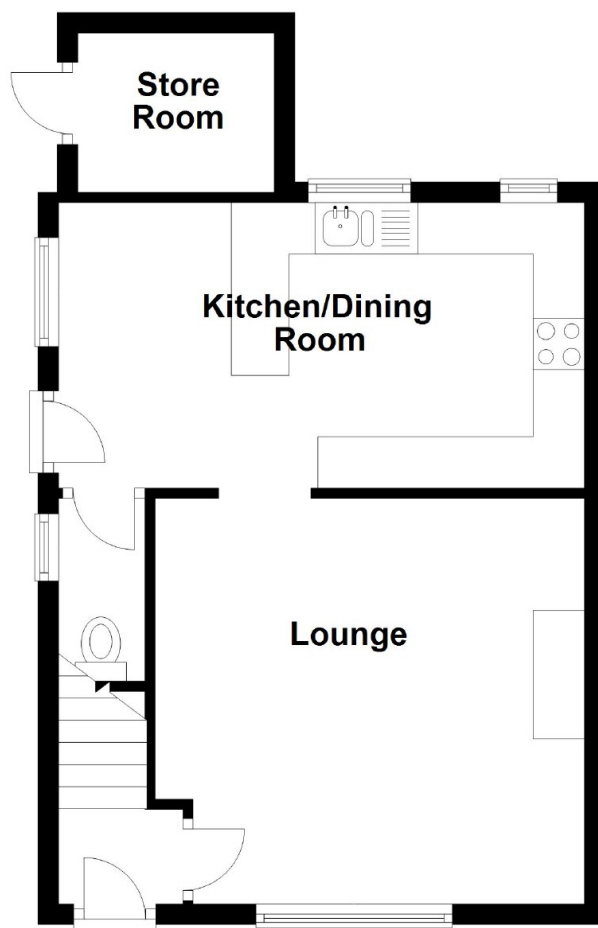
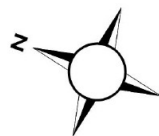




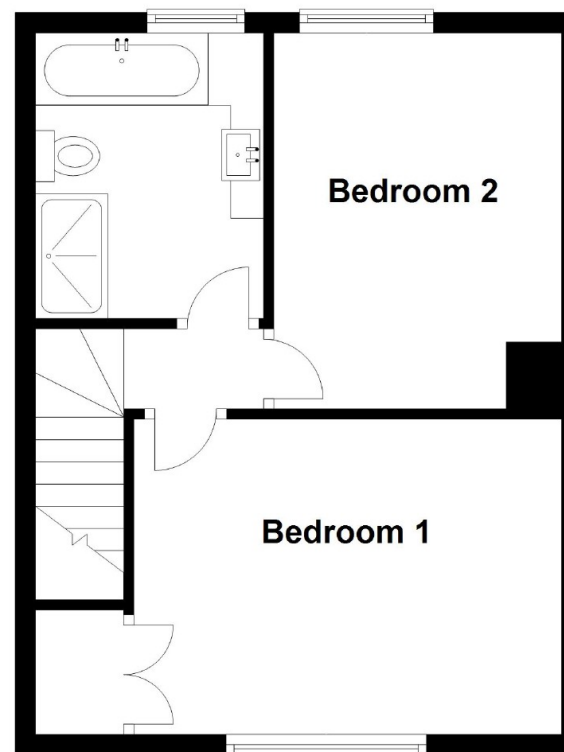




Ground Floor



First Floor



Total area: approx. 69.9 sq. metres (752.8 sq. feet)



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