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96 Letchmore Road, Old Town, Stevenage, SG1 3PT  
£550,000

ATTRACTIVE THREE BEDROOM VICTORIAN SEMI-DETACHED HOME FEATURING A MOST IMPRESSIVE LOFT CONVERSION, REAR KITCHEN EXTENSION AND A FANTASTIC PRIVATE GARDEN IN EXCESS OF 100FT. DOUBLE WIDTH BLOCK PAVED DRIVEWAY FOR TWO VEHICLES.

A fine example of a much improved, deceptively spacious three bedroom Victorian semi-detached home benefiting from a fantastic loft conversion with a generous dormer extension providing a master bedroom suite of enviable proportions featuring double doors with a Juliet balcony overlooking the impressive rear garden with the advantage of a dressing room, flanked on either side by triple wardrobes leading through to a contemporary styled en-suite shower room.

Set back behind this convenient, popular Old Town turning with the rare advantage of a block paved double width driveway providing independent parking for two vehicles, this well presented home creates a fine balance between period features and open-plan modern living and comprises a generous reception hallway, open-plan lounge/dining room with feature fireplaces, modern fitted kitchen extended to provide a generous breakfast area whilst the first floor landing leads to two well proportioned bedrooms and a most impressive four-piece family bathroom with both a double shower cubicle and a freestanding oval bath. The second floor landing provides access to the master bedroom suite and en-suite shower room.

The generous rear garden is a further highlight of the property extending to well in excess of 100ft in length, whilst enjoying a private sunny aspect. 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 composite front door opening to:

#### RECEPTION HALLWAY

Finished with stylish oak flooring, school style column radiator, staircase rising to the first floor, deep ornate corncing, stripped period internal doors opening to:

**LOUNGE / DINING ROOM 7.44 x 3.86 (24'5" x 12'8")**

The original separate lounge and dining room have been combined to create a well proportioned generous open-plan and versatile main living area combining both seating and dining areas featuring two fireplaces to either end of the room with a range of bespoke hand-made media display cabinets and shelving to the fireplace recesses. Picture rails finished with ornate detailed corncing, double glazed bay window to the front elevation, attractive white painted wooden fireplace to the lounge with glazed tiled surround and hearth with an open grate with the second fireplace to the dining area featuring exposed brick recess and a tiled hearth. A further double glazed window to the rear elevation, two radiators, one with a decorative wooden cover, useful understairs storage cupboard and part-glazed door to:

**KITCHEN / BREAKFAST ROOM 6.77 x 2.68 (22'3" x 8'10")**

Extended to the rear creating a spacious open-plan kitchen/breakfast room, the kitchen area defined by a comprehensive range of cream gloss base and eye level units and drawers finished

with square edged solid wooden butchers block work surfaces with a recessed white ceramic Belfast sink with a chrome antique style counter-mounted mixer tap. Integrated dishwasher and washing machine with a cream and black Leisure dual fuel range oven incorporating a five-gas ring hob (possibly available by separate negotiation) with a stainless steel extractor canopy above. Continuation of stylish oak flooring, and space for fridge/freezer. Downlighters, feature part-vaulted and decorative beamed ceiling to the breakfast area, radiator, double glazed window to the rear elevation and double glazed french doors opening to the garden.

### FIRST FLOOR LANDING

Useful overstairs storage cupboard, staircase continuing to the second floor loft conversion, stripped internal doors to:

**BEDROOM TWO 4.69 x 3.05 (15'5" x 10'0")**

Formerly the master bedroom of excellent proportions across the full width of the property featuring two radiators and two double glazed windows to the front elevation, a pretty cast iron

fireplace with a black granite hearth and picture rails.

### **BEDROOM THREE 3.68 x 2.94 (12'1" x 9'8")**

A further double bedroom featuring a pretty cast iron fireplace, picture rails, radiator and double glazed window to the rear elevation.

### **FAMILY BATHROOM 3.21 x 2.71 (10'6" x 8'11")**

An ideal family sized bathroom featuring a white four-piece suite comprising a low level wc with chrome push button flush, wall mounted hand wash basin with chrome mixer tap and a double ended oval freestanding bath with floor-standing chrome mixer tap and a double width walk-in shower cubicle with a ceiling mounted rain shower. White fully tiled walls to picture rail height, downlighters, extractor fan, radiator, chrome towel rail and an opaque double glazed window to the rear elevation.

### **SECOND FLOOR LANDING**

Velux sealed unit double glazed window to the rear elevation. Door to:

### **BEDROOM ONE 5.25 x 3.59 (17'3" x 11'9")**

A particular feature of the property is the fine master bedroom suite formed from a loft conversion with the addition of a sizeable dormer extension providing excellent ceiling height and featuring double glazed french doors opening to a wrought iron curved Juliet balcony providing panoramic views over the rear garden and surround roof tops. Useful built-in eaves storage cupboards, column style radiator, downlighters and two Velux sealed unit double glazed windows with fitted blinds to the front elevation. Doorway to:

### **DRESSING ROOM 1.64 x 1.41 (5'5" x 4'8")**

Flanked on either side by white triple wardrobes, downlighters, part-glazed door to:

### **EN-SUITE SHOWER ROOM 2.60 x 1.40 (8'6" x 4'7")**

Fitted with a low level wc with chrome push button flush, wide vanity hand wash basin with chrome mixer tap and wooden grain effect vanity shelves below, walk-in shower cubicle with rain shower with stylish wooden effect ceramic tiling with contrasting blue glazed wall tiles and wooden effect flooring, industrial style chrome towel radiator, shaver point, downlighters and an opaque double glazed window to the rear elevation.

### **OUTSIDE**

#### **DRIVEWAY**

Double width grey block paved driveway providing independent parking for two vehicles with matching grey edged block paved pathway with steps providing gated access to the side and rear garden, storm porch and front door with carriage light.

#### **REAR GARDEN**

A further highlight of the property is the generous rear garden in excess of 100ft in length enjoying a private sunny aspect with many areas of interest with a substantial paved terrace to the side of the property with matching pathway extending through a generous lawn flanked by well stocked shrub borders to an additional paved seating area to the rear of the garden with double external power socket and wooden garden shed, enclosed by wooden panelled fencing with mature shrubbery and specimen trees enhancing the private aspect of the garden.

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

The Tenure of this property is FREEHOLD. The Council Tax Band is E. The amount payable

for the year 2020/21 is £2233.94. The EPC Rating is to be advised.

### **VIEWING INFORMATION**

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

### **DISCLAIMER**

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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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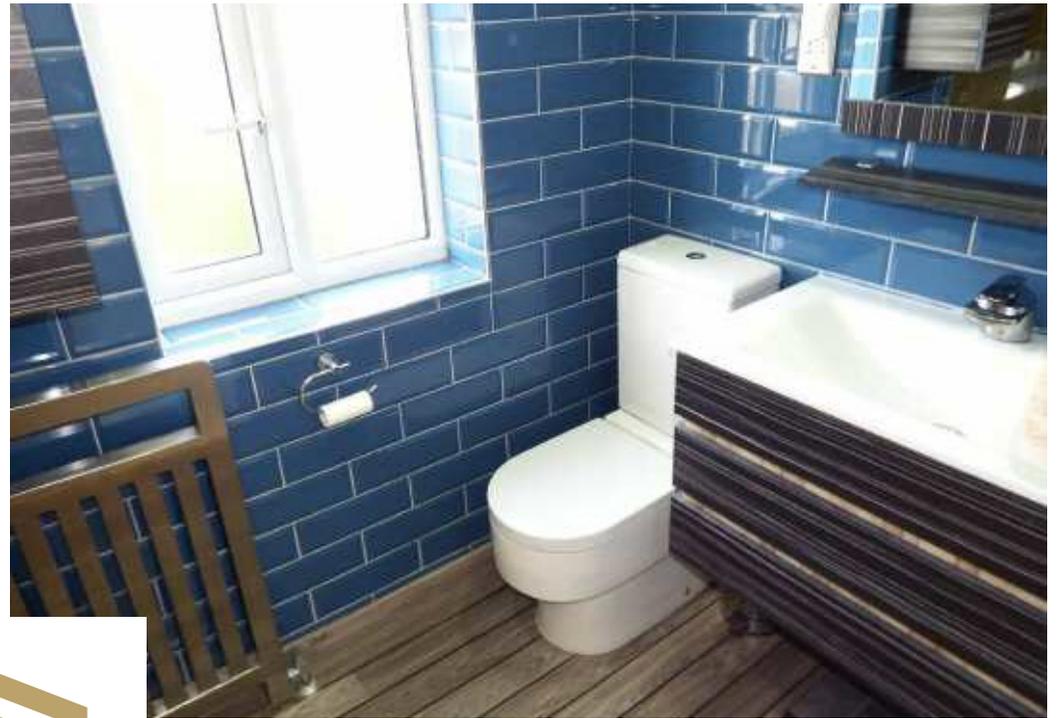
Talk to our Independent Adviser who will be pleased to discuss options with you.

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

T: 01438 360040. E: [adrian.murphy@imab.net](mailto:adrian.murphy@imab.net)













Total area: approx. 128.3 sq. metres (1381.3 sq. feet)