



P U T T E R I L L S

est. 1992

11 Sparrow Drive, Stevenage, SG2 9FB

Offers in excess of £510,000

A FINE EXAMPLE OF AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME ENJOYING A PLEASANT CUL-DE-SAC POSITION ON THE OUTSKIRTS OF STEVENAGE

An attractive four bedroom detached family home situated in this highly sought-after yet conveniently situated cul-de-sac within the well regarded Poplars development, close to the eastern outskirts of Stevenage whilst located just a short walk to the local Sainsbury's supermarket and further amenities, enjoying a private aspect located opposite a pleasant small green interspersed with mature trees. This spacious attractive family home offers immense kerb appeal whilst set back behind a wide block paved frontage providing off-road parking for up to four vehicles. The delightful rear garden is a further highlight, featuring manicured lawns, seating areas and well stocked borders whilst enjoying a sunny southerly aspect.

Internally, the property is beautifully presented with the accommodation comprising a welcoming reception hallway, modern fitted downstairs cloakroom/wc, comfortable lounge with a walk-in bay with french doors opening to the rear garden, white gloss fitted kitchen/breakfast room with integrated appliances, separate dining room, first floor landing leading to four well proportioned bedrooms whilst the master bedroom is a further highlight being of excellent proportions and featuring a comprehensive range of built-in bedroom furniture with three feature windows to the front elevation and a modern refitted spacious en-suite shower room with underfloor heating. A modern refitted family bathroom completes the first floor accommodation. Further practical benefits include double glazing and gas fired central heating with the advantage of an integral single garage. Viewing highly recommended,

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the AIM. 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 with double glazed side window opening to:

RECEPTION HALLWAY 4.48 x 1.75 (14'8" x 5'9")

A welcoming reception hallway, telephone point, alarm control panel, central heating thermostat, radiator, staircase rising to the first floor with storage cupboard below and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with push button flush, wall mounted hand wash basin with mixer tap, natural stone

effect tiled walls to half height, matching floor tiles, extractor fan and chrome heated towel radiator.

LOUNGE 4.58 x 4.51 (15'0" x 14'10")

Measurements include a walk-in double glazed square bay to the rear of the property with french doors and side windows opening to the rear garden. White Adam style fireplace creates a focal point to the room with marble hearth and surround and an inset flame effect electric fire. TV and phone points, two radiators and gas point.

DINING ROOM 4.26 x 2.64 (14'0" x 8'8")

Measurements exclude a square double glazed bay window to the front elevation and radiator.

KITCHEN / BREAKFAST ROOM 4.72 x 2.63 (15'6" x 8'8")

Fitted with a modern range of white gloss base and eye level units and drawers finished with butchers block wooden effect work surfaces with matching upstands, inset white ceramic one and half bowl sink unit with chrome mixer tap. A range of integrated appliances include a dishwasher, washing machine, Neff stainless steel and glazed digital double oven, stainless steel four-ring gas hob with extractor canopy above, space for fridge/freezer and tumble dryer. White tiled splashbacks, under-unit lighting, stylish wooden effect

flooring, double glazed door and window opening to the rear garden.

FIRST FLOOR LANDING 3.00 x 2.53 (9'10" x 8'4")

Access to part-boarded loft space with light and ladder. Radiator, airing cupboard with Megaflo hot water cylinder and doors to:

BEDROOM ONE 4.58 x 3.48 into recess (15'0" x 11'5" into recess)

Of excellent proportions with measurements excluding a range of built-in wardrobes whilst including chest of drawers and dressing table. Three feature double glazed windows to the front elevation, radiator, TV aerial point and door to:

EN-SUITE SHOWER ROOM 2.72 x 1.68 (8'11" x 5'6")

Refitted with a modern white suite comprising a double walk-in shower cubicle with fitted shower, low level wc with a concealed cistern with chrome push button flush, wall mounted hand wash basin with mixer tap, chrome heated towel rail, shaver point, natural stone effect floor and wall tiles and double glazed window to the front elevation.

BEDROOM TWO 4.19 x 2.59 (13'9" x 8'6")

Measurements include a built-in double wardrobe and a freestanding range of drawers. TV aerial point, radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.02 x 2.61 (9'11" x 8'7")

Measurements exclude a built-in double wardrobe, TV aerial point, radiator and double glazed window to the rear elevation.

BEDROOM FOUR 3.00 x 2.03 (9'10" x 6'8")

Currently used as a study with a range of freestanding study furniture (possibly available by separate negotiation), TV aerial point, radiator and double glazed window to the rear elevation.

FAMILY BATHROOM 2.23 x 1.44 (7'4" x 4'9")

Fitted with a modern suite comprising a panelled bath with mixer tap and a separate dual valve rain shower over with fitted shower screen, vanity hand wash basin and mixer tap, low level wc with chrome push button flush, porcelain floor and wall tiles, chrome heated towel rail, downlighters, extractor fan and double glazed window to the side elevation.

OUTSIDE

FRONT

The property is set back from the cul-de-sac whilst enjoying pleasant views to a small green opposite.

DRIVEWAY

A wide block paved frontage providing off-road parking for up to four vehicles with gated access to the rear garden.

REAR GARDEN

A further highlight of the property is the well maintained rear garden. Curved patio flanked by raised york stone planters with the garden beyond laid to lawn with further shrub borders and additional seating area to one corner, enclosed by wooden panelled fencing whilst enjoying a southerly sunny aspect with gated access to the front of the property.

GARAGE

Internal single garage with up and over door, power and light.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is E. The amount payable for the year 2021-22 is £2327.36.

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.

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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

T: 01438 360040. E: adrian.murphy@imab.net

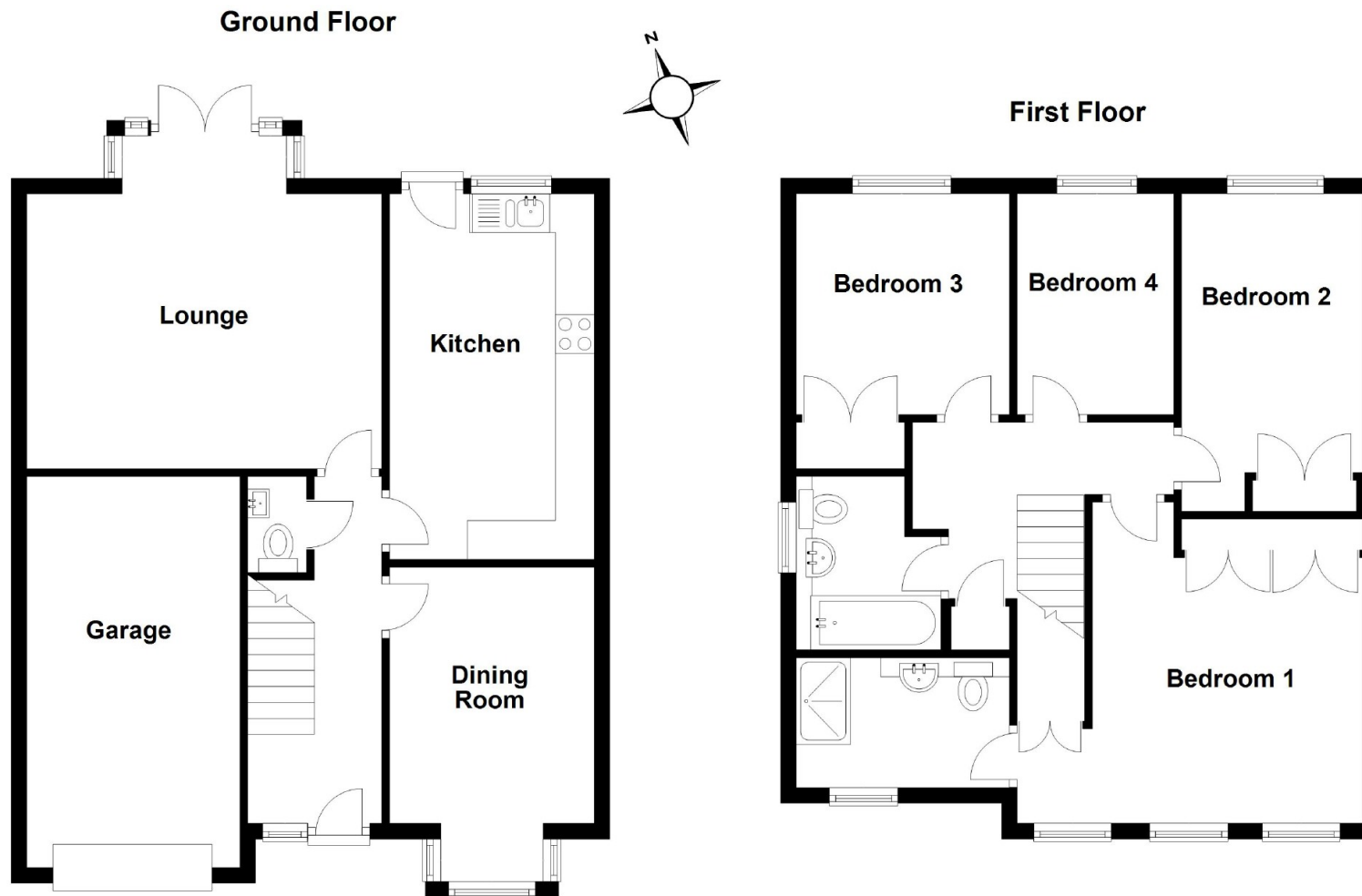












Total area: approx. 122.1 sq. metres (1314.2 sq. feet)