



PUTTERILLS

est. 1992

81 Chepstow Close, Stevenage, SG1 5TT

£500,000

SPACIOUS THREE DOUBLE BEDROOM DETACHED HOME OCCUPYING A GENEROUS PLOT WITH CONVERTED GARAGE CREATING BOTH A UTILITY ROOM AND STUDY. SIZEABLE CONSERVATORY AND PLEASANT REAR GARDEN.

A most spacious three double bedroom detached home occupying a generous plot within this highly sought-after cul-de-sac, close to the eastern outskirts of Stevenage. The original garage has been converted to provide both a separate utility room and a study, ideal for home working.

The current owners commissioned bespoke cabinets fitted either side of the fireplace to the lounge with a matching welsh dresser fitted to the dining room whilst a sizeable conservatory adds flexibility to the already spacious ground floor accommodation.

In full, the accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge, separate dining room, conservatory, open-plan kitchen/breakfast room, utility room, study/home office, first floor landing leading to three generous double bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Further practical benefits include double glazing and gas fired central heating with a double width tarmac driveway to the front of the property providing off-road parking for two vehicles. Viewing 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 opening to:

RECEPTION HALLWAY

Staircase rising to the first floor with storage cupboard below, radiator, central heating thermostat, double coats cupboard. Doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin and a double glazed window to the front elevation.

KITCHEN / BREAKFAST ROOM 4.83 x 3.68 (15'10" x 12'1")

A well proportioned open-plan kitchen/breakfast room fitted with a comprehensive range of limed oak base and eye level units and drawers finished with contrasting cream work surfaces with an inset white acrylic sink unit with a chrome mixer tap. Cooker point, space and plumbing for kitchen appliances, double glazed windows to both the rear and side elevations with a double glazed door opening to the garden. Tiled effect flooring, radiator, space for breakfast table and door to:

UTILITY ROOM 2.45 x 2.16 (8'0" x 7'1")

Fitted with a modern range of cream base and eye level units with a matching full height storage cupboard with stone effect work surfaces, double glazed window to the side elevation, space for under-counter fridge and separate freezer. Door to:

STUDY 2.90 x 2.45 (9'6" x 8'0")

Ideal for home working with a radiator and double glazed window to the side elevation.

LOUNGE 4.36 x 3.14 (14'4" x 10'4")

Measurements exclude a double glazed square bay window to the front elevation. Natural stone fireplace with an inset living flame gas fire, bespoke oak display cabinets to either side of the fireplace recess, radiator

and glazed double doors to:

DINING ROOM

Radiator, recess with a bespoke welsh dresser with drawers and display cabinets to match the cabinets in the lounge with a wide square archway opening to:

CONSERVATORY 3.80 x 3.25 (12'6" x 10'8")

Of UPVC double glazed construction with two floor to ceiling radiators and double glazed french doors opening to the garden.

FIRST FLOOR LANDING

Access to the fully boarded loft space with loft ladder, airing cupboard with hot water tank and laundry shelves. Doors to:

BEDROOM ONE 3.97 x 3.96 (13'0" x 13'0")

Measurements include a substantial range of built-in wardrobes with white fronted doors, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM 2.07 x 1.64 (6'9" x 5'5")

Fitted with a low level wc, vanity hand wash basin with cupboard below and corner shower cubicle with fitted shower, white towel rail, tiled splashbacks and flooring and double glazed window to the front elevation.

BEDROOM TWO 3.17 x 2.89 (10'5" x 9'6")

Measurements exclude a range of wooden grain effect built-in wardrobes across the full width of the room, radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.97 x 2.49 (13'0" x 8'2")

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

BATHROOM 2.07 x 2.00 (6'9" x 6'7")

Fitted with a panelled bath with shower over and shower screen, low level wc and pedestal hand wash basin, shaver point and double glazed window to the front elevation.

OUTSIDE

FRONT GARDEN

The property is set back from the cul-de-sac by an established front garden laid predominantly to lawn, part enclosed by boundary hedging with gated access to the rear garden.

DRIVEWAY

Double width tarmac driveway providing independent parking for two vehicles.

GARAGE

Please note that the garage has been fully converted to provide both the utility room and the study.

REAR GARDEN

A well proportioned rear garden when compared to other properties of this type, laid predominantly to lawn with paved terrace with pathway extending to a further patio at the rear, enclosed by wooden panelled fencing with mature shrub borders and garden shed to one corner. Gated access to the front of the property.

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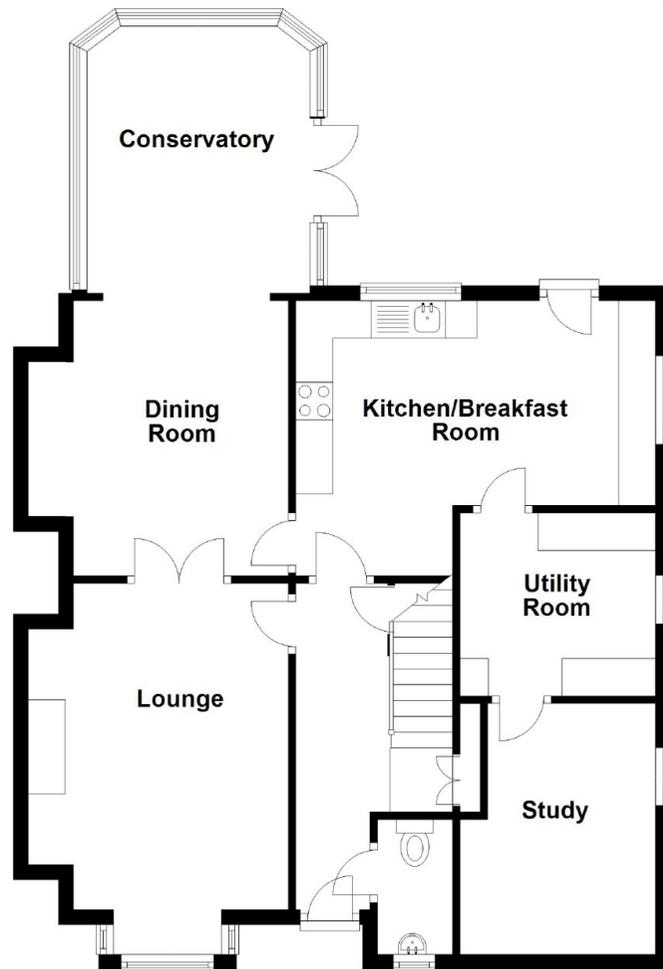
Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
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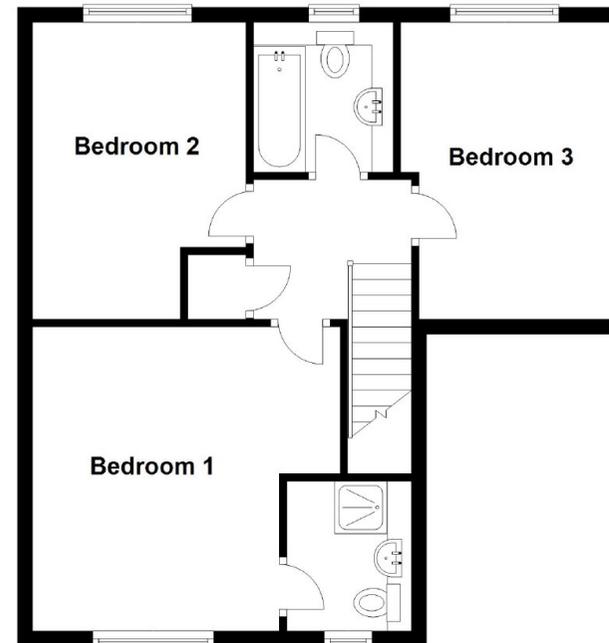




Ground Floor



First Floor



Total area: approx. 132.0 sq. metres (1421.0 sq. feet)



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