



P U T T E R I L L S

— 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.**

**ANOTHER PROPERTY SOLD BY PUTTERILLS!**

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 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 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.

### **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.

### **STAY CONNECTED**

Web: [www.putterills.co.uk](http://www.putterills.co.uk)

Twitter @ PutterillsEA

Facebook - Putterills Stevenage

Instagram - Putterills Stevenage

### **NEED A MORTGAGE?**

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)



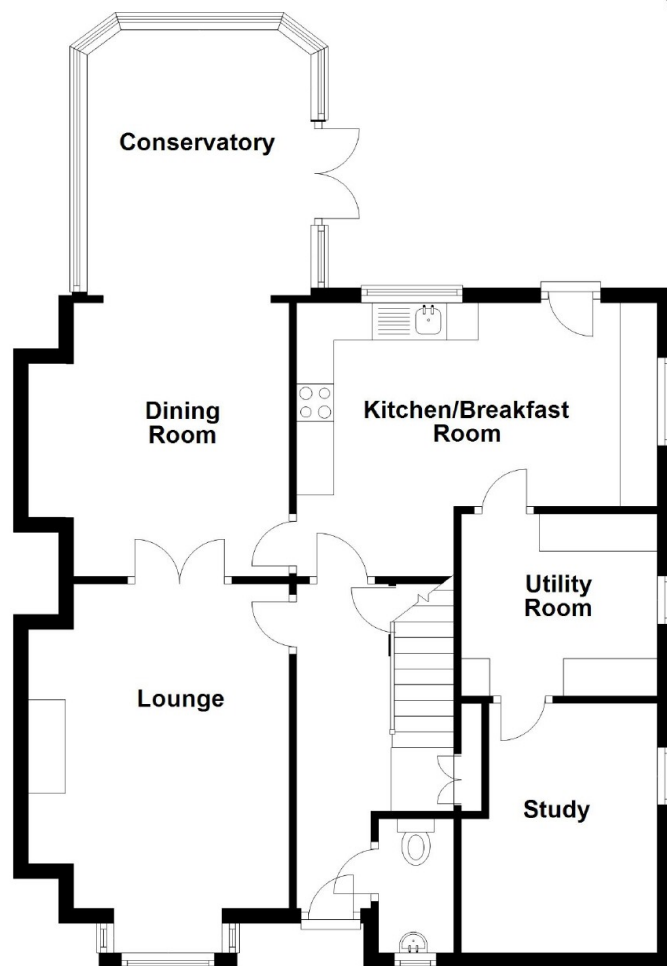




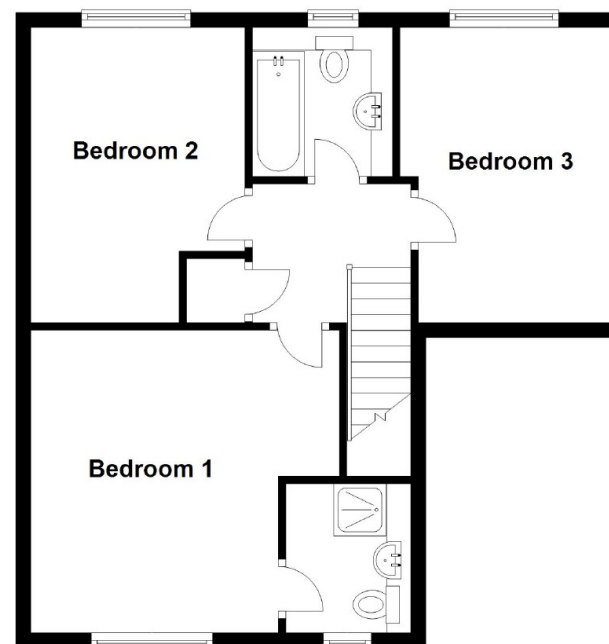




## Ground Floor



## First Floor



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



PUTTERILLS

EST. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 316846 | [oldtown@putterills.co.uk](mailto:oldtown@putterills.co.uk)

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. 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.