



P U T T E R I L L S

est. 1992

50 Brick Kiln Road, Old Town, Stevenage, SG1 2NH  
Offers in excess of £795,000



# STUNNING FIVE/SIX BEDROOM DETACHED FAMILY HOME WITH ONE BEDROOM SELF-CONTAINED ANNEXE WITHIN HIGHLY CONVENIENT CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF THE OLD TOWN HIGH STREET, NEW TOWN CENTRE AND TRAIN STATION.

**\*\* VIEWING DAY ON SATURDAY 18TH SEPTEMBER. PLEASE CALL TO ARRANGE YOUR VIEWING APPOINTMENT \*\***

A most impressive five/six bedroom detached residence of considerable style and distinction offering a most spacious, versatile arrangement of generous accommodation including a self-contained one bedroom annexe.

Beautifully presented throughout with a contemporary twist to the stylish interior, this beautifully striking home occupies a commanding position within the corner of this highly sought-after convenient Old Town cul-de-sac with a delightful private landscaped rear garden and a most generous driveway providing off-road parking for several vehicles.

The front elevation promotes a colonial style in contrast to the original red brick elevations with a delightful balcony overlooking the rear garden. The first floor accommodation provides five generous bedrooms, two en-suite shower rooms and a well appointed four-piece family bathroom with a roll top bath with claw feet. The adjoining self-contained annexe presents an ideal opportunity to co-habitate with relatives or an independent living space for older children with its own front door, lounge/kitchenette, double bedroom and en-suite wet room.

In full the accommodation comprises an entrance porch, reception hallway, downstairs cloakroom/wc, lounge, kitchen/family/dining room, utility room, one bedroom self-contained annexe including lounge/kitchenette, double bedroom and an en-suite wet room, first floor landing leading to five bedrooms, two en-suite shower rooms and a four-piece family bathroom. Further practical benefits include gas fired central heating and UPVC double glazing. Viewing highly recommended.

## LOCATION

Stevenage comprises of both the New and Old Towns. The Historic High Street in the Old Town offers a good selection of shops, cafés/restaurants and public houses. The New Town provides a large pedestrianised shopping centre and retail parks along with the Gordon Craig Theatre, David Lloyd Health Club, Fairlands Valley Park and lakes, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Stevenage mainline railway station offers a fast and frequent rail service into London Kings Cross (23 mins) and the St Pancras International rail link to Europe. Both Luton and Stansted Airports are approximately 20 miles away.

## THE ACCOMMODATION COMPRISES

Composite front door opening to:

### ENTRANCE HALL 1.67 x 1.66 (5'6" x 5'5")

With square natural stone effect ceramic floor tiles, personal door to the self-contained annexe, glazed door to the reception hallway and a further door to:

### DOWNSTAIRS CLOAKROOM / WC

Fitted with a corner hand wash basin and low level wc, continuation of square natural stone effect ceramic floor tiles, glazed tiled splashback, radiator and double glazed window to the side elevation.

### RECEPTION HALLWAY 3.69 x 1.86 (12'1" x 6'1")

Continuation of square natural stone effect ceramic floor tiles, staircase rising to the first floor with storage cupboard below, radiator, glazed door to the kitchen/family/dining room with further door to:

### LOUNGE 7.92 x 3.87 (26'0" x 12'8")

A most comfortable room of excellent proportions featuring a painted exposed brick wall to the far side of the room incorporating a fireplace with cast iron wood burning stove set to a deep black granite hearth with matching media shelf above, three radiators, two double glazed windows to the front elevation and glazed double doors opening to the kitchen/family/dining room.

### KITCHEN / FAMILY / DINING ROOM 9.81 x 3.16 (32'2" x 10'4")

A most impressive open-plan room of considerable size, ideal for modern family living combining a stylish fitted kitchen with both additional seating and dining areas, dominated by a bank of floor to ceiling double glazed bi-folding doors opening directly onto the rear garden. The kitchen area is defined by a comprehensive range of sage green base and eye level units and deep pan drawers extending to a peninsular breakfast bar, finished with square edged mottled granite work surfaces with matching upstands with an inset white ceramic Butler

sink with a chrome counter-mounted mixer tap. A range of appliances include a Baumatic stainless steel range oven with a five-ring gas hob with wok burner with a stainless steel splashback and stainless steel extractor canopy above, freestanding dishwasher and an American style fridge/freezer included in the sale price, under-unit and downlighters. Kitchen area further defined by natural stone effect ceramic floor tiles with contrasting wooden effect flooring to the family/dining areas. School style column radiator with a further contemporary floor to ceiling radiator, additional downlighters, double glazed window and bi-folding doors opening to the rear garden. Glazed double doors to the lounge and further door to:

### UTILITY ROOM 2.95 x 1.72 (9'8" x 5'8")

Fitted with a further range of base and eye level units with space and plumbing for a washing machine and tumble dryer, double glazed door and side window opening to the rear garden and continuation of natural stone effect ceramic floor tiles.

## SELF-CONTAINED ONE BEDROOM ANNEXE

### LOUNGE / KITCHENETTE 4.24 x 4.16 (13'11" x 13'8")

Open-plan kitchen/living area with composite door opening to the front of the property, personal door to the

entrance hallway with the kitchen area defined by a range of light grey gloss base and eye level units and drawers finished with square edged work surfaces with an inset circular stainless steel sink unit with counter-mounted mixer tap, integrated stainless steel and glazed digital oven with electric touch-sensitive induction hob with stainless steel and glazed extractor canopy above, integrated fridge/freezer, microwave/combo oven and slimline dishwasher. Stylish grey wooden effect flooring, perimeter downlighters, double glazed window to the front elevation. Door to:

#### **ANNEXE BEDROOM 4.41 x 2.28 (14'6" x 7'6")**

Measurements include the wet room. Double bedroom with a doorway recess, double glazed door and window opening to the rear garden, radiator and downlighters. Door to:

#### **EN-SUITE WET ROOM 1.98 x 1.38 (6'6" x 4'6")**

Fitted with a low level wc with push button flush, vanity hand wash basin with white gloss vanity drawer below and a walk-in shower area with floor to ceiling glazed shower screen and a dual valve rain shower. Porcelain floor and wall tiles, downlighters, extractor fan and chrome heated towel radiator.

#### **FIRST FLOOR LANDING**

Airing cupboard with hot water tank and laundry shelves. Doors to:

#### **BEDROOM ONE 5.02 x 3.12 (16'6" x 10'3")**

A most comfortable double room with downlighters and double glazed Velux windows to both the front and rear elevations with fitted blinds. Radiator and door to:

#### **EN-SUITE SHOWER ROOM 2.97 x 0.98 (9'9" x 3'3")**

Fitted with a low level wc with a push button flush and a vanity hand wash basin with chrome mixer tap and white gloss vanity drawers below, walk-in shower cubicle with fitted thermostatic chrome shower, porcelain tiled splashbacks and flooring, illuminated vanity mirror, downlighters and extractor fan.

#### **BEDROOM TWO 4.14 x 3.61 (13'7" x 11'10")**

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

Measurements include a range of built-in wardrobes.

Door to:

#### **EN-SUITE SHOWER ROOM 2.00 x 1.35 (6'7" x 4'5")**

Fitted with a low level wc with a push button flush and a vanity hand wash basin with chrome mixer tap and grey vanity cupboard below, splashback, metallic mosaic porcelain tiled walls and flooring, recessed shower cubicle with a dual valve rain shower, downlighters and extractor fan.

#### **BEDROOM THREE 5.00 x 2.59 (16'5" x 8'6")**

A most comfortable beautifully presented room with downlighters and ceiling fan. Measurements include a range of built-in wardrobes with part-mirrored doors, radiator and double glazed window to the front elevation and double glazed doors opening to an enclosed balcony.

#### **BALCONY**

An ideal seating area providing panoramic views over the garden, part-enclosed by dwarf stone capped boundary walls with artificial grass.

#### **BEDROOM FOUR 3.73 x 2.47 (12'3" x 8'1")**

A further comfortable room with measurements excluding a range of built-in wardrobes across the width of the room, radiator and two double glazed windows to the rear elevation.

#### **BEDROOM FIVE 2.58 x 2.45 (8'6" x 8'0")**

Radiator and double glazed window to the rear elevation.

#### **FAMILY BATHROOM 2.73 x 2.52 (8'11" x 8'3")**

Fitted with a four-piece suite comprising a low level wc with push button flush, rectangular hand wash basin with grey gloss vanity drawer below with chrome mixer tap and a freestanding roll top slipper bath with wall mounted chrome mixer tap, shower attachment with chrome claw feet and a walk-in shower cubicle with fitted chrome thermostatic shower, combination of metallic mosaic and porcelain tiled walls and flooring, downlighters and double glazed window to the front elevation.

#### **OUTSIDE FRONT**

The property enjoys a pleasant position tucked away in the corner of this highly desirable yet conveniently situated cul-de-sac within the Old Town.

#### **DRIVEWAY**

The property is set back behind a long tarmac driveway flanked to one side by a central lawn with mature shrub borders and specimen trees with a curved paved additional parking area. The tarmac driveway extends to the front garden with a paved approach to both the front door and the annexe with a well stocked border retained by brick dwarf walls with clipped hedging and further shrubbery with pathway extending to a brick arched gated access to the rear garden.

#### **REAR GARDEN**

The property enjoys the benefit of a fantastic private landscaped rear garden with many areas of interest with multiple seating areas and a substantial wooden pergola with trailing roses. Garden beyond laid predominantly to lawn with an excellent degree of privacy set behind panelled fencing, mature screening and a planted bank offering an excellent degree of seclusion.

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

The Tenure of this property is FREEHOLD.

The Council Tax Band is F. The amount payable for the year 2021-22 is £2750.51.

The EPC Rating is C.

#### **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



















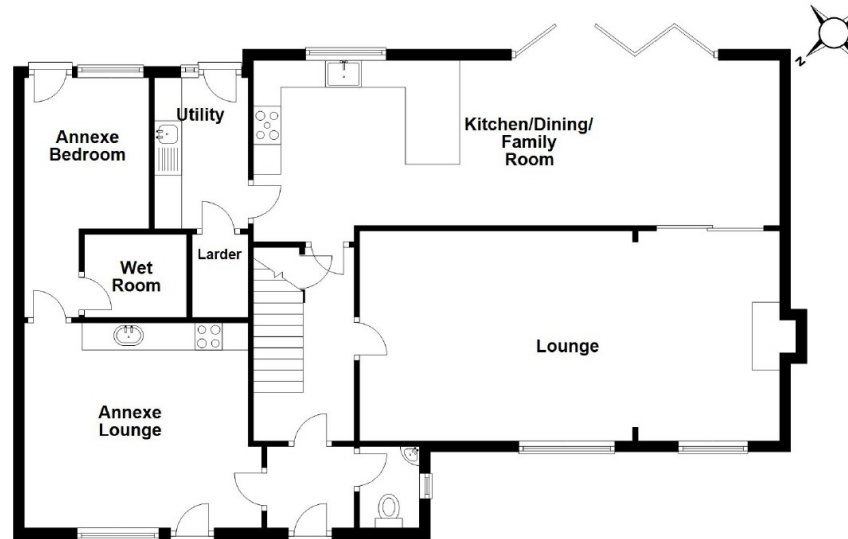




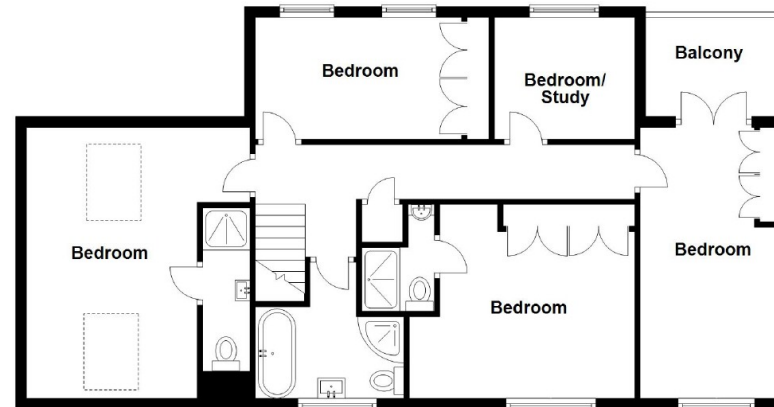




Ground Floor



First Floor



Total area: approx. 190.8 sq. metres (2053.3 sq. feet)



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