



PUTTERILLS

est. 1992

16 Fishers Green Road, Old Town, Stevenage, SG1 2PB
£590,000

MODERN, SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME OFFERED FOR SALE IN SHOW HOME CONDITION
THROUGHOUT ENJOYING THE ADVANTAGE OF A LARGER THAN AVERAGE LANDSCAPED REAR GARDEN, DRIVEWAY AND
GENEROUS GARAGE.

A fine example of a modern, contemporary designed four bedroom detached family home occupying a surprising spacious plot with a stunning landscaped rear garden featuring an impressive wooden pergola and stylish smooth sandstone patios and pathways.

Conveniently situated on the edge of the Old Town yet within walking distance of the Historic High Street, Sainsburys Supermarket, Lister Hospital and John Henry Newman School, New Town centre and mainline train station with fast direct links to Kings Cross in approx 23 mins.

Built in 2016 to an upgraded specification this well presented home features a most spacious, open plan lounge/dining room and a sleek fitted kitchen with integrated appliances, a study/family room adds an excellent degree of versatility to the ground floor accommodation with a reception hallway and cloakroom/wc completing the layout. Upstairs the wide landing provided access the four well proportioned bedrooms three of which are excellent double rooms with both a modern en suite and family bathroom.

Further practical benefits include gas central heating, double glazing and a single garage to the rear with parking for a further two cars.

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

Double glazed front door opening to:

RECEPTION HALLWAY 5.20 X 1.11 (17'1" X 3'8")

(Plus staircase recess) A welcoming reception hallway with a recess providing access to the

staircase rising to the first floor, central heating thermostat, radiator. Doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with white two piece suite comprising a low level WC with a push button flush and a pedestal hand-wash basin with mixer tap, radiator, extractor fan, tiled splashback and complimentary ceramic floor tiles.

STUDY/PLAYROOM 2.85 X 2.66 (9'4" X 8'9")

The property enjoys the flexibility of a study/playroom situated to the front of the property measurements excluding built-in storage cupboard, radiator and double glazed window to the front elevation.

LOUNGE/DINING ROOM 6.56 X 4.24 (21'6" X 13'11")

A particular highlight of the property is the generous open plan lounge/dining room of excellent proportions situated to the rear of the property and enjoying direct access onto the landscaped rear garden. Spacious seating and dining areas, twin sets of double glazed French

doors opening to the landscaped rear garden, two radiators and door to:

KITCHEN/BREAKFAST ROOM 5.64 X 2.71 (18'6" X 8'11")

Fitted with a comprehensive range of cream base and eye-level units and drawers with contrasting black handles and square edged Earth Stone work surfaces with matching upstands with an inset 1½ bowl stainless sink unit with mixer tap. A range of integrated appliances include a Zanussi stainless steel and glazed double oven, a stainless steel five ring gas hob with a stainless steel extractor canopy above. An integrated washing machine, dishwasher and fridge/freezer finished with Porcelanosa cream floor tiles with contrasting white tiled and glazed cooker splashbacks, double glazed bay window to the front elevation with space for breakfast table. Downlighters and radiator.

FIRST FLOOR LANDING 2.29 X 2.06 (7'6" X 6'9")

Access to insulated and boarded loft space and cupboard housing wall-mounted gas fired boiler

with a further shelved cupboard over the stair housing. Double glazed windows to the side elevation. Doors to:

BEDROOM ONE 3.71 X 3.43 (12'2" X 11'3")

(plus door recess)

Comfortable double room with a radiator, double glazed window to the rear elevation and door to:

EN-SUITE SHOWER ROOM 2.50 X 1.52 (8'2" X 5'0")

Fitted with a white three piece suite comprising low level WC with push button flush, wide rectangular vanity hand-wash basin with chrome mixer tap and white gloss vanity cupboards and drawers below. Walk-in shower enclosure with a chrome thermostatic shower, natural stone effect Porcelanosa wall and floor tiles, downlighters, extractor fan, shaver point and chrome heated towel radiator

BEDROOM TWO 4.29 X 2.76 (14'1" X 9'1")

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

BEDROOM THREE 3.73 X 2.84 (12'3" X 9'4")

Double room of excellent proportions with a radiator and double glazed window to the front elevation.

BEDROOM FOUR 2.74 x 2.28 (9'0" x 7'6")

(plus door recess)

With a radiator and double glazed window to the front elevation.

FAMILY BATHROOM 2.42 X 2.04 (7'11" X 6'8")

Fitted with a white suite comprising low level WC with a push button flush, pedestal hand-wash basin, chrome mixer tap, panelled bath with a chrome mixer tap and a separate thermostatic

chrome shower over with bi-folding shower screen and Porcelanosa smooth and textured natural stone effect floor and wall tiles, shaver point, extractor fan, downlighters, chrome heated towel rail and a double glazed window to the side elevation.

OUTSIDE FRONT

The property is set back from the road behind clipped laurel hedging with hooped wrought iron railings with a central smooth sandstone pathway extending to the storm porch with carriage light and front door with Swiss Glacier stone borders. Gated access to the side of the property leads to the rear garden.

REAR GARDEN

The rear garden at the property is professionally landscaped of excellent proportions when compared to other similar properties laid predominantly to lawn with substantial smooth sandstone paved terrace and pathways extending to gated access to the parking at the rear with a substantial wooden pergola set to the rear of the garage with a further smooth sandstone terracing and stepping stone path. Personal door to the garage, shrub borders, outside power sockets, lighting and tap and gated access to the front.

GARAGE 6.11 x 3.17 (20'1" x 10'5")

Larger than average single garage with power and light, up and over door with a personal door to the rear garden.

PARKING

The property enjoys the benefit of two parking spaces, one of which is situated to the front of the garage with an additional parking space within close proximity.

AGENTS NOTES

Whilst the property is freehold there is a small annual service charge £272.05 towards the maintenance & lighting of the communal areas. As is common with modern homes the property is of timber framed construction.

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 £2,750.51.

The EPC Rating is B.

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VIEWING INFORMATION

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

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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.



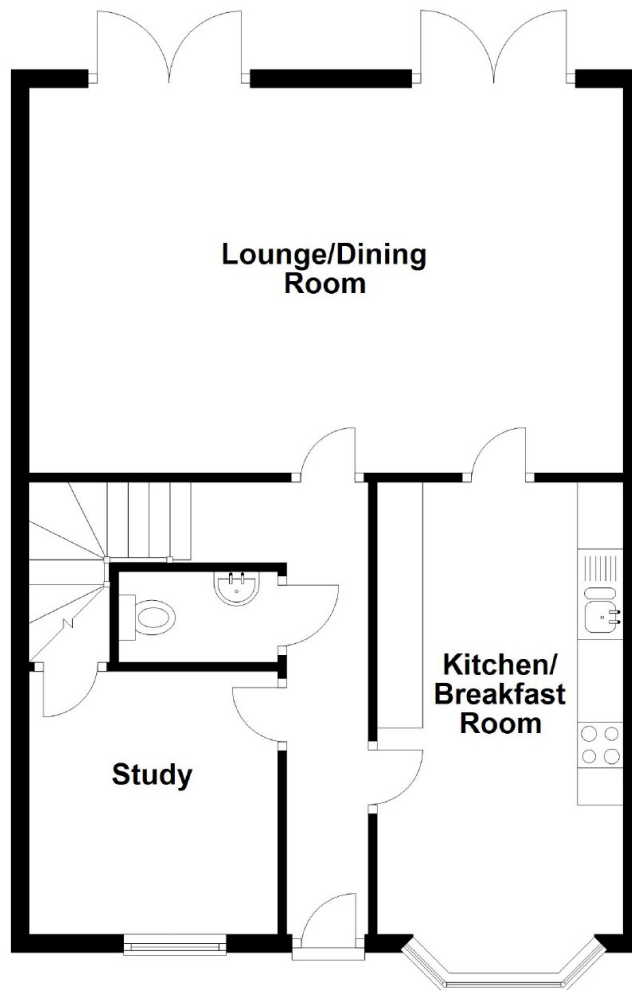




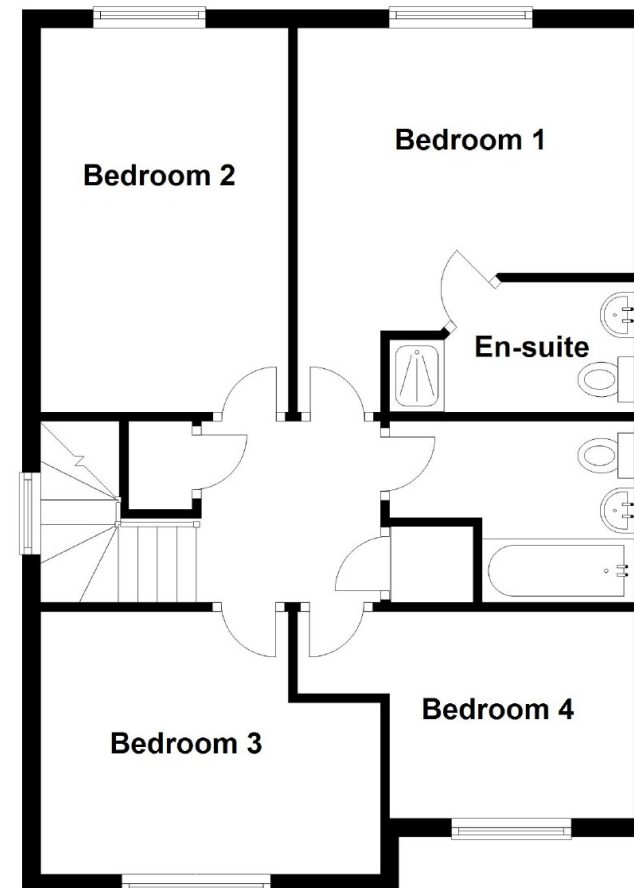




Ground Floor



First Floor



Total area: approx. 120.9 sq. metres (1301.2 sq. feet)



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