



P U T T E R I L L S

— est. 1992 —

103 Chancellors Road, Stevenage, SG1 4TZ
£825,000

A COMMANDING DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN ONE OF THE OLD TOWN'S PREMIER LOCATIONS, ENJOYING A PRIVATE GENEROUS PLOT BACKING ONTO PADDOCKS AND CONSERVATION AREA.

Occupying a commanding position set back behind a gated approach, this most impressive four bedroom detached home has been modernised and remodelled by the current owners, creating a truly magnificent contemporary family home. Presented in show home condition throughout, enjoying the benefits of a landscaped plot with an attractive open aspect backing onto paddocks and the St Nicholas Church Spire and conservation area beyond.

The sweeping gravelled driveway leads towards the triple-width shingled driveway and part-converted double garage. Once inside the entrance porch, you are greeted by a bright, spacious welcoming reception hallway opening to a refitted downstairs cloakroom/wc. There is a most comfortable sitting room of excellent proportions featuring a brick built inglenook fireplace and wood burning stove finished with a substantial oak bessemer. Double glazed french doors with full height side windows overlook the landscaped rear garden. A versatile study situated to the front of the property features fitted oak furniture, whilst an impressive open-plan "L" shaped kitchen/dining room is finished with a comprehensive range of shaker stone coloured kitchen units with branded integrated appliances. A feature kitchen island and ample space for a dining/family area leads to french doors overlooking the rear garden. A generous and practical utility room completes the ground floor accommodation. The spacious first floor landing leads to four well proportioned double bedrooms, all with fitted wardrobes, with the master bedroom featuring a comprehensive range of built-in bedroom furniture opening to a dressing area and an opulent refitted en-suite shower room. The home benefits from three further double bedrooms and a most impressive refitted family bathroom. The landscaped rear garden is a particular highlight of the property, enjoying a private aspect laid predominantly to lawn with attractive limestone paving and pathways with multiple seating areas, well stocked shrub borders and panoramic views over paddocks with St Nicholas Church Spire in the distance. Viewing highly 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 railway station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Double glazed composite front door with leaded light double glazed side windows opening to the entrance porch with double glazed double entrance doors opening to:

RECEPTION HALL

A most impressive wide, welcoming reception hallway finished with stylish natural stone floor tiles with turning staircase rising to the first floor, column radiator, downlighters, Nest digital central heating thermostat, useful understairs storage cupboard, oak doors to:

DOWNSTAIRS CLOAKROOM / WC

Refitted with a white suite comprising a low level wc with a concealed cistern behind natural stone tiling with chrome push button flush with a vanity hand wash to one side with chrome mixer tap and waste. Continuation of natural stone floor tiles, chrome towel radiator, downlighters and leaded light circular porthole double glazed window to the front elevation.

SITTING ROOM 5.82 x 3.92 (19'1" x 12'10")

A most comfortable room of excellent proportions featuring an impressive brick-built Inglenook fireplace, downlighters and wall lights, double glazed windows to either side with a central wrought iron wood burning stove set to a brick hearth with a substantial oak bessemer over. Concealed wiring for wall mounted television with media recess below and double glazed french doors with full height side windows opening onto the landscaped rear garden. Column radiator and door to:

STUDY 2.15 x 3.75 (7'1" x 12'4")

Featuring a leaded light double glazed box bay window with window seat to the front elevation. A comprehensive range of built-in oak study furniture including a desk and both base, eye level and full height cabinets. Column radiator.

KITCHEN / FAMILY / DINING ROOM 4.74 x 7.49 (15'7" x 24'7")

One of the many highlights of this home is the stunning open-plan kitchen/dining/family room comprising a comprehensive range of shaker style natural stone coloured base and eye level units and drawers extending to a matching kitchen island finished with Silestone square edged work surfaces with matching upstands, inset Blanco stainless steel sink unit with counter-mounted chrome mixer tap with a separate boiling tap and water filter. A range of integrated appliances include a Neff stainless steel and glazed digital oven with a combination microwave above, warming drawer, dishwasher, stainless steel Bosch American style fridge/ freezer, Neff induction hob set to the kitchen island with a Neff ceiling stainless steel extractor canopy above and a stainless steel and glazed drinks fridge. Stylish natural stone floor tiles, under-unit, pelmet and downlighters; double glazed window to the rear elevation. The kitchen extends to the dining area with ample space for a table, concealed wiring for a wall mounted television with media recess below, seating area beyond with tubular stainless steel floor to ceiling radiator and double glazed french doors with side windows opening to the rear garden.

UTILITY ROOM

Fitted with a matching range of base and eye level units, stone work surfaces and upstand, with an inset sink unit. Continuation of natural stone floor tiles, integrated washer/dryer and cupboards housing the wall mounted gas fired boiler and water softener. Double glazed window to the front elevation and double glazed door opening to the side of the property.

FIRST FLOOR LANDING

Access to the loft space, downlighters, airing cupboard and doors to:

BEDROOM ONE 4.76 x 4.01 (15'7" x 13'2")

A most comfortable spacious master bedroom suite with measurements excluding a dressing area recess whilst the measurements include a comprehensive range of two large built-in wardrobes with sliding doors, matching chest of drawers and further matching drawers to the dressing area. Downlighters, two column radiators and leaded light double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM

Refitted with a contemporary suite comprising a low level wc with a concealed cistern behind natural stone effect tiling with a bidet, wall hung vanity hand wash basin with chrome mixer tap and charcoal gloss grey vanity drawers below and a double walk-in shower enclosure with glazed shower screen and a dual valve rain shower. Natural stone effect floor tiles, downlighters, shaver point and leaded light double glazed window to the front elevation.

BEDROOM TWO 4.00 x 3.31 (13'1" x 10'10")

Measurements including a built-in double wardrobe, radiator and large double glazed window to the rear elevation with attractive views over the landscaped garden and paddocks with St Nicholas Church Spire in the distance.

BEDROOM THREE 3.78 x 3.43 (12'5" x 11'3")

Measurements including a built-in wardrobe. Downlighters, high level TV point, radiator with a dual aspect provided by double glazed windows to the side and rear elevations with attractive views over the landscaped garden and paddocks with St Nicholas Church Spire in the distance.

BEDROOM FOUR 3.97 x 2.35 (13'0" x 7'9")

Measurements excluding a built-in double wardrobe, with a radiator and double glazed window to the rear elevation with attractive views over the landscaped garden and paddocks with St Nicholas Church Spire in the distance.

FAMILY BATHROOM

Fitted with a contemporary white suite comprising a low level wc with concealed cistern set behind grey natural stone tiling with contrasting textured wall tiles with chrome push button flush, double ended curved panelled bath with a central filler and wall mounted taps and shower attachment. Wall hung vanity hand wash basin with drawer below with chrome mixer tap. Double walk-in shower enclosure with storage niche, glazed screen and dual valve rain shower. Feature heated mirror with lights and concealed shaver point. Downlighters, extractor fan and leaded light double glazed window to the front elevation.

OUTSIDE

FRONT

The property enjoys a commanding position set back from Chancellors Road behind wrought iron double gates and railings with attractive brick stone capped pillars. The gravel driveway provides access to just two further properties whilst leading to the triple width driveway. The landscaped manicured front garden extends to either side of the shingled driveway, laid predominantly to lawn with well stocked mature shrubbery, specimen trees and clipped hedging with steps leading to the front door.

DRIVEWAY

Triple width shingled driveway providing off-road parking for at least three vehicles leading to the double garage.

DOUBLE GARAGE

The double width detached garage has been temporarily converted to the rear to provide a gymnasium (5.22 x 2.87), with a feature vaulted ceiling, downlighters and double glazed window and door opening to the rear garden. The remainder of the garage provides ideal garden storage (5.22 x 2.52) and eaves storage above.

REAR GARDEN

A further fine feature of the property is the landscaped well maintained rear garden providing a substantial curved limestone paved terrace with a pathway and steps leading to a second patio area to the rear. The garden is enclosed by deep well stocked flower and shrub borders, specimen trees and with a combination of ranch style and close-panelled fencing providing attractive views over the surrounding paddocks with St Nicholas Church Spire in the distance. Gated access to the front of the property and personal door to the garage/gymnasium.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is G. The amount payable for the year 2021-22 is £3173.67.

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 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

Twitter @ PutterillsEA







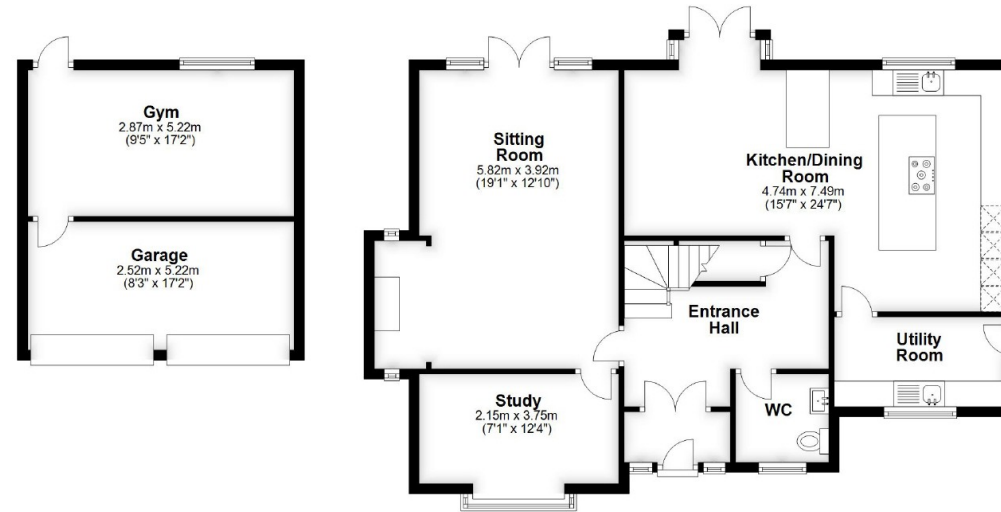






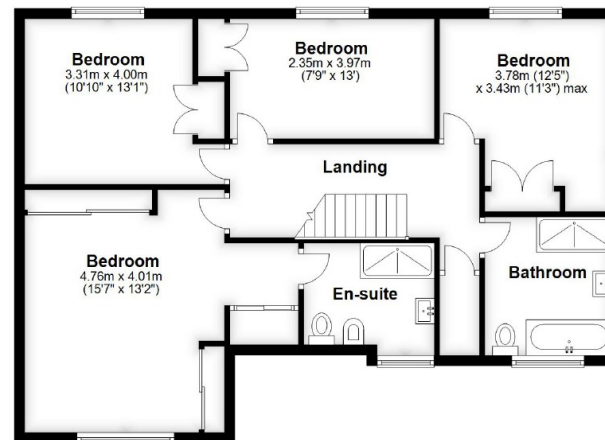
Ground Floor

Approx. 118.0 sq. metres (1270.4 sq. feet)



First Floor

Approx. 81.5 sq. metres (876.8 sq. feet)



Total area: approx. 199.5 sq. metres (2147.2 sq. feet)



PUTTERILLS

EST. 1992

putterills.co.uk | 01438 316846 | 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.