



PUTTERILLS

— est. 1992 —

15 Meadow Way, Stevenage, SG1 1QB  
£320,000

WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME ENJOYING THE BENEFIT OF A LARGER THAN AVERAGE REAR GARDEN WHILST WITHIN WALKING DISTANCE OF THE NEW TOWN CENTRE AND RAILWAY STATION.

Enjoying an elevated commanding position set back behind a small green interspersed with mature trees, a well presented much improved three bedroom semi-detached home enjoying the benefit of a larger than average plot with wrap-around gardens extending to the front, side and rear of the property whilst conveniently situated within this popular Bedwell turning within easy walking distance of the New Town Centre and mainline railway station with fast direct links to Kings Cross in approximately 23 minutes.

The property features neutral emulsioned walls complemented by a recently refitted white gloss kitchen (tiling to be finished) with a comfortable lounge and dining room, part-divided by a decorative archway with both benefiting from an attractive central wood burning wrought iron stove serving both rooms. A generous reception hallway and downstairs cloakroom/wc complete the ground floor accommodation. Upstairs the first floor landing provides access to three generous bedrooms and a modern fitted family bathroom. Further practical benefits include gas fired central heating and double glazing. There is ample residents parking situated within close proximity to the property to both the front and rear. 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 with full height opaque side window opening to:

#### RECEPTION HALLWAY 4.48 x 2.70 (14'8" x 8'10")

A generous welcoming reception hallway with measurements including the staircase rising to the first floor with a useful storage cupboard below, wooden effect flooring, radiator, walk-in coats/shoe cupboard housing consumer unit and door to the kitchen/breakfast room with further doors to:

#### DOWNSTAIRS CLOAKROOM / WC

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

#### LOUNGE 3.25 x 3.10 (10'8" x 10'2")

A comfortable room featuring a wooden fire surround with a recessed cast iron wood burning stove serving both the lounge and the dining room with a double glazed window to the front elevation. Radiator, concealed wiring for wall mounted television with a TV media recess below and an archway leading through to the dining room.

#### DINING ROOM 3.09 x 3.35 (10'2" x 11'0")

Radiator with decorative cover, double glazed french doors opening to the rear garden, further door to the kitchen, wooden fire surround with the benefit of a central wood burning stove serving both the dining room and lounge.

#### KITCHEN / BREAKFAST ROOM 3.43 x 2.85 (11'3" x 9'4")

Recently refitted with a comprehensive range of white gloss base and eye level units and drawers finished with square edged wooden effect work surfaces extending to a peninsular breakfast bar with an inset one and half

bowl stainless steel sink unit with chrome mixer tap. Space and plumbing for a washing machine, fridge/freezer and dishwasher with an integrated Hotpoint double oven with touch-sensitive induction hob over with concealed extractor canopy above. Stylish wooden effect flooring, double glazed window and door opening to the rear garden, remote controlled under-unit lighting. (Tiling to be finished by current owner)

#### FIRST FLOOR LANDING

Downlighters, airing cupboard housing wall mounted gas fired boiler and laundry shelves. Doors to:

#### BEDROOM ONE 4.00 x 3.33 (13'1" x 10'11")

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

#### BEDROOM TWO 3.26 x 3.12 (10'8" x 10'3")

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

#### BEDROOM THREE 3.45 x 1.93 (11'4" x 6'4")

Radiator and double glazed window to the rear elevation.

#### FAMILY BATHROOM 2.35 x 1.83 (7'9" x 6'0")

Fitted with a modern white suite comprising a panelled bath with a separate chrome thermostatic dual valve rain

shower over, low level wc with chrome push button flush and a pedestal hand wash basin. Natural stone effect tiled walls and flooring with a radiator and an opaque double glazed window to the front elevation.

### OUTSIDE

The property enjoys a pleasant position set back from the turning behind an established green interspersed with mature trees.

### FRONT GARDEN

A wide front garden with shingled borders, pathway extending to the front door and gated access to the side and rear garden, enclosed by picket fencing.

### REAR GARDEN

A generous rear garden when compared to similar properties of this type, extending to the side of the property, laid predominantly to lawn with raised beds, shrub borders, a useful brick built store with power and light, wooden shed and summerhouse. Garden enclosed by wooden panelled fencing with gated access at the rear providing access to additional residents parking beyond.

### TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.  
The Council Tax band is C. The amount payable for the year 2021-22 is £1,692.61.  
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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with the smooth progression of the sale.

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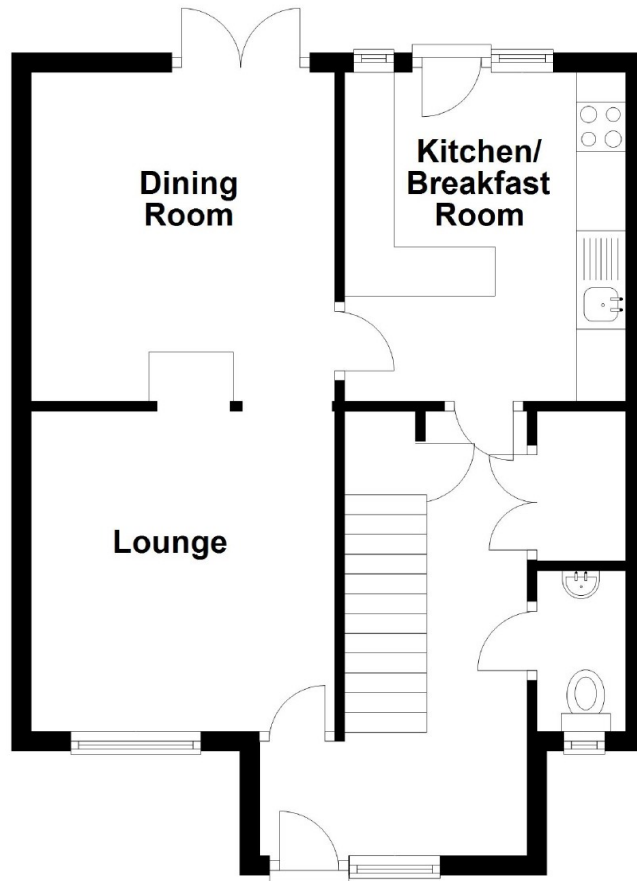




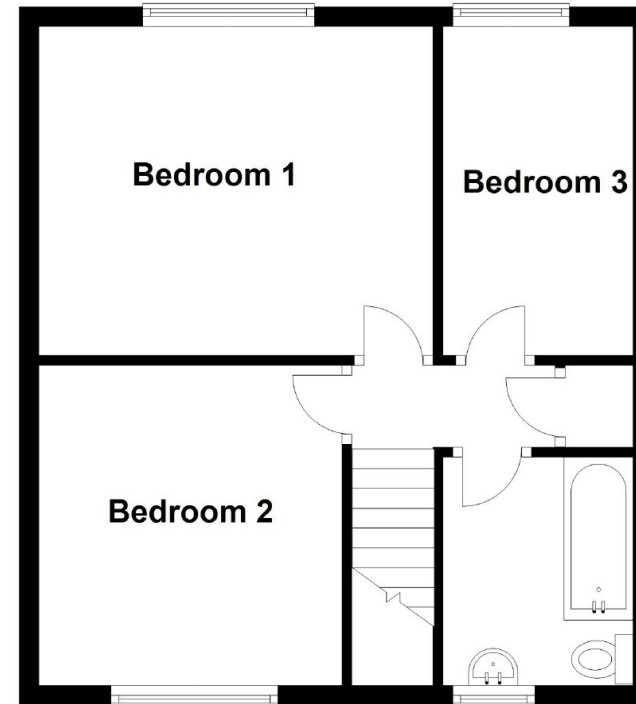




## Ground Floor



## First Floor



Total area: approx. 83.9 sq. metres (903.5 sq. feet)



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