



P U T T E R I L L S

est. 1992

13 Marlowe Close, Stevenage, SG2 0JJ

Offers in excess of £480,000

SPACIOUS THREE BEDROOM LINK-DETACHED FAMILY HOME WITHIN HIGHLY REGARDED POETS ESTATE CUL-DE-SAC LOCATION.

A much improved, deceptively spacious three bedroom link-detached home enjoying a pleasant position tucked away towards the end of this popular cul-de-sac within this sought-after Poets development on the eastern side of Stevenage within the catchment area for the well-regarded Nobel secondary school, rated "GOOD" by Ofsted in 2018.

Enjoying the benefit of a substantial conservatory style extension to the rear of the property, the ground floor accommodation boasts a most comfortable spacious lounge of excellent proportions with a split-level fitted kitchen extending into the spacious conservatory/dining room, part divided by a substantial matching kitchen island. A wide welcoming reception hallway, downstairs cloakroom/wc and utility area complete the ground floor accommodation whilst the wide first floor landing leads to three bedrooms, two of which are excellent sized double rooms, en-suite shower room and a spacious family bathroom. Further benefits include an adjoining spacious single garage, driveway for one vehicle, gas fired central heating, double glazing and a low maintenance private landscaped rear garden. The property is offered for sale CHAIN FREE and viewing is 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

Leaded light double glazed front door with leaded light double glazed side window opening to:

RECEPTION HALLWAY 3.38 x 2.03 (11'1" x 6'8")

A wide welcoming reception hallway with an attractive staircase rising to the first floor with oak newel posts, balustrades and hand rails, exposed wooden skirtings and architraves with ornate detailing to the kitchen architrave complemented by a school style column radiator and slate floor tiles. Glazed oak doors to the principle reception rooms with an archway to:

INNER HALLWAY

Continuation of slate floor tiles, radiator, utility area providing space and plumbing for a washing machine and tumble dryer with coat hanging space. Sliding personal door to the garage with further door to:

DOWNSTAIRS CLOAKROOM / WC

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

KITCHEN 3.21 x 2.53 (10'6" x 8'4")

Continuation of slate floor tiles. Featuring a comprehensive range of farmhouse style oak base and eye level units extending to glazed cabinets and matching shelving finished with oak trimmed black granite square edged work surfaces with matching upstands, inset sink unit with a carved drainer and counter-mounted chrome mixer tap. Space and plumbing for a dishwasher with a stainless steel drinks fridge, double glazed window to the rear elevation, floor to ceiling contemporary style radiator, archway with a step to:

KITCHEN/DINER/CONSERVATORY 6.82 x 3.29 (22'5" x 10'10")

Open-plan kitchen/diner leading into the double glazed conservatory featuring a continuation of the slate floor

tiles with part-vaulted double glazed roof, double glazed windows to the rear and side elevations with double glazed french doors opening to the rear garden. A range of distressed oak base and eye level units built around an imitation range recess with wooden mantle and cream Aga range incorporating gas burners, cream tiled splashbacks and a concealed extractor canopy above. Black granite square edged work surfaces with substantial free-standing kitchen island with contrasting mottled Labrador square edged granite counter top extending to a breakfast bar. School style column radiator with substantial wooden shelf over with a further sink unit to the side of the breakfast bar with a chrome mixer tap. The conservatory/dining area provides ample space for a family sized table with views to the rear garden.

LOUNGE 7.68 x 3.53 (25'2" x 11'7")

A most comfortable room of excellent proportions finished with oak strip flooring complemented by a natural stone effect feature fireplace and hearth with an inset electric fire with substantial wooden mantle extending to concealed lighting to either side of the exposed brick chimney breast, picture rails, double glazed bow window to the front elevation with double glazed french doors opening to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side elevation, wooden effect flooring, airing cupboard housing wall mounted gas fired boiler and doors to:

BEDROOM ONE 4.22 x 4.22 (13'10" x 13'10")

Measurements exclude a range of built-in wardrobes and shelving with hanging rails, part enclosed by sliding mirrored doors, radiator, double glazed window to the front elevation and an oak panelled braced and latched door opening to:

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising a vanity hand wash basin with chrome mixer tap with white gloss vanity cupboard below and a walk-in shower cubicle with fitted rain shower. Natural stone effect tiled walls and chrome towel radiator.

BEDROOM TWO 3.24 x 3.22 (10'8" x 10'7")

A further double room with access to the loft space, downlighters, radiator and double glazed window to the rear elevation.

BEDROOM THREE 2.70 x 2.33 (8'10" x 7'8")

A well proportioned room, radiator with decorative cover, oak flooring and double glazed window to the front elevation.

BATHROOM 2.44 x 1.58 (8'0" x 5'2")

Fitted with a panelled bath and mixer tap with a separate rain shower over with fitted shower screen, low level wc and pedestal hand wash basin. Natural stone effect tiled walls and flooring, chrome towel radiator, shaver point, extractor fan and a double glazed window to the rear elevation.

OUTSIDE

FRONT

The property is set back from the cul-de-sac behind an established front garden with mature trees and shrubbery and pathway extending to the front door.

DRIVEWAY

A paved driveway providing off-road parking for one vehicle leading to the garage.

GARAGE

Single garage with up and over door, power and light, sliding door to the inner hallway.

REAR GARDEN

A further highlight of the property is the private landscaped rear garden featuring substantial paved terracing with stone shingled borders interspersed with conifer shrubbery and a wooden archway, ornate water features and further mature shrubbery with a garden shed.

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 D.

VIEWING INFORMATION

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

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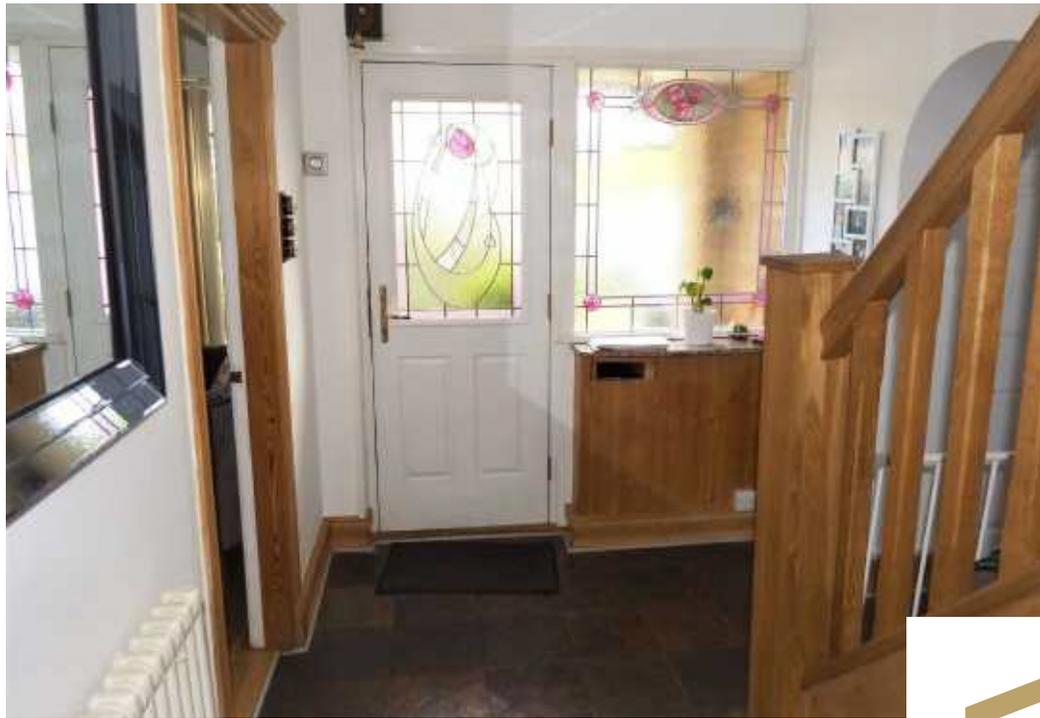
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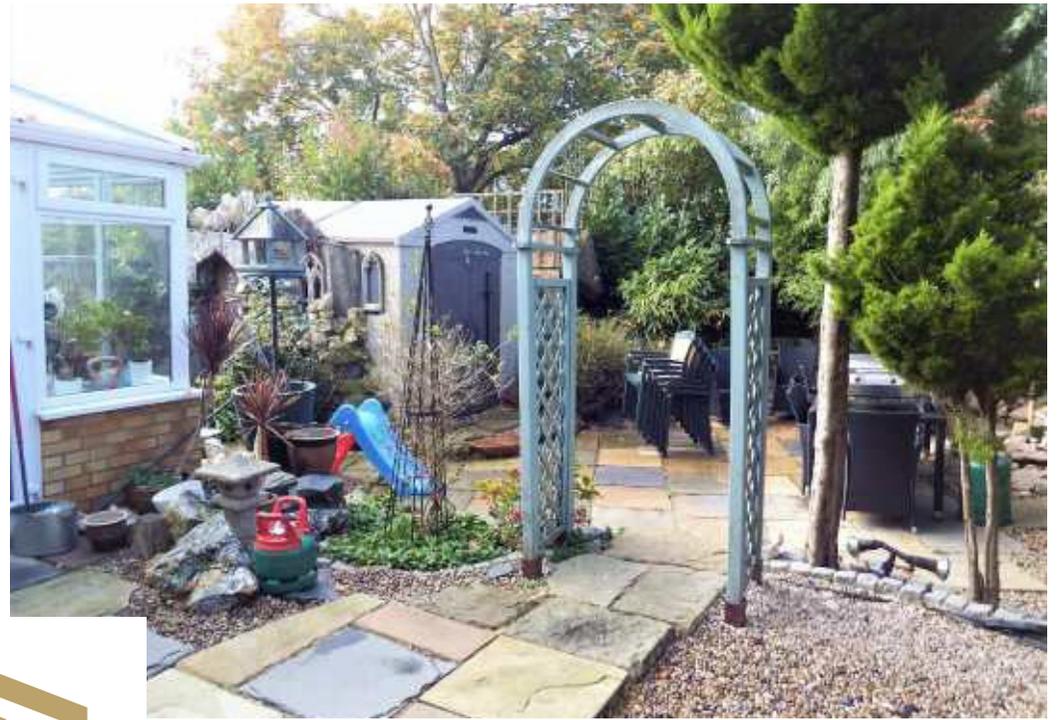
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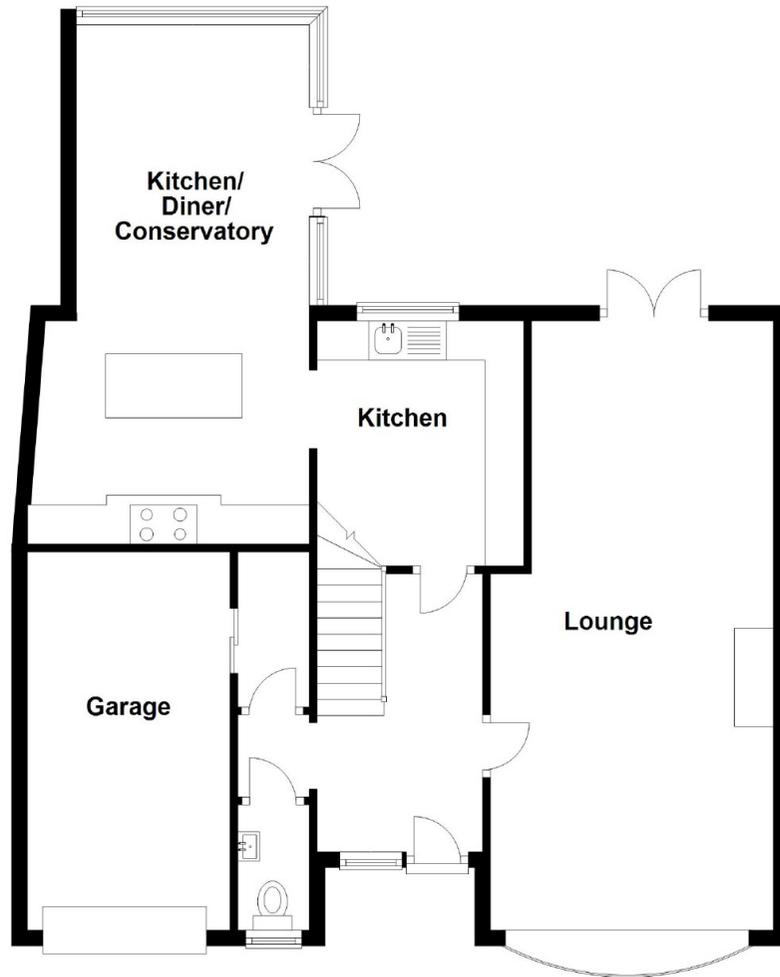




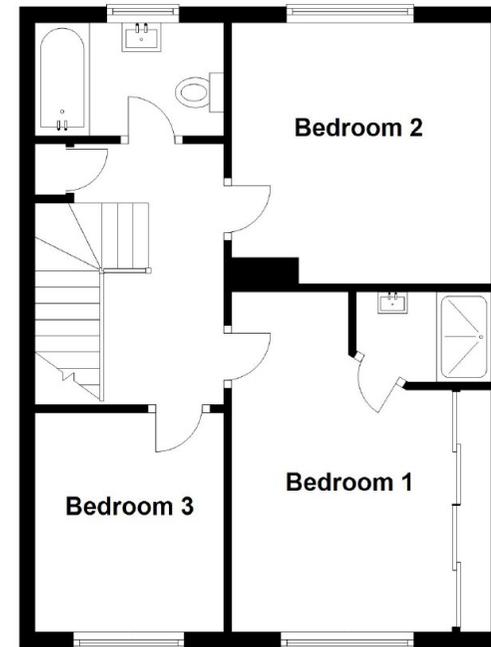




Ground Floor



First Floor



Total area: approx. 129.4 sq. metres (1393.4 sq. feet)



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