



PUTTERILLS

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148 Archer Road, Stevenage, SG1 5HH
£300,000

SUPRISINGLY SPACIOUS, WELL PRESENTED TWO DOUBLE BEDROOM HOME WITHIN POPULAR PIN GREEN LOCATION WITH THE ADVANTAGE OF A STUDY, OPEN PLAN KITCHEN/DINER AND DOWNSTAIRS WC

A much improved, well presented two double bedroom middle row home enjoying a convenient location within the popular Pin Green area of Stevenage within walking distance of the New Town Centre, local schools and Fairlands Valley Park.

Representing an ideal first time purchase this spacious home features a well proportioned modern fitted kitchen/dining room, a comfortable lounge and the practical advantages of a downstairs cloakroom/WC and a study, ideal for home working. A reception hallway provides access to both the front and rear of the property with a contemporary staircase leading to the first floor landing.

Upstairs there are two excellent sized double rooms, large enough to convert into three bedrooms if preferred. The main bedroom measures an impressive 5.18m x 2.67m! In addition there is a modern fitted family bathroom with a shower over the bath.

Further practical benefits include double glazing, gas central heating with a modern combination boiler and well maintained gardens to both the front and rear of the property. Ample residents parking can be found in the cul de sac beyond the garden.

Reception hallway, Downstairs cloakroom/WC, Kitchen/Dining room, Study/Home Office, Lounge, First Floor Landing, Two Double Bedrooms and Family Bathroom.

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 train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION

Double glazed front door and side window opening to:

RECEPTION HALLWAY 7.49 x 1.71

Staircase rising to the first floor with wooden newel post and handrail with contemporary stainless steel balustrades, useful understairs storage cupboard and coat hanging space recess with downlighter. Double glazed door and side window opening to the rear garden. Bi-folding doors to:

DOWNSTAIRS CLOAKROOM /

Fitted with a low level wc, wall mounted hand wash basin, floor and wall tiles with inset vanity mirror and mosaic border tile.

STUDY 2.77 x 1.65 (9'1" x 5'5")

Ideal for home working, finished with stylish wooden effect flooring, electric flat panelled wall heater, double glazed window to the side elevation.

KITCHEN/DINING ROOM 4.18 x

Spacious, open plan kitchen/dining room, fitted with a modern range of beech effect base and eye level units and drawers finished with chrome handles and complemented by natural stone effect gloss work surfaces with an inset one and a half bowl sink unit with mixer tap. Integrated Stoves stainless steel dual fuel double oven with a four ringed gas hob, stainless steel splashback and extractor fan above. Space and plumbing for a washing machine, dishwasher and fridge freezer, under unit, pelmet and downlighters, Mosaic tiled splashbacks, wooden laminate flooring and space for table. Double glazed window to the rear elevation.

LOUNGE 4.21 x 3.11 (13'10" x 10'2")

A comfortable room with a Stone effect fire surround with electric fire creating a

focal point to the room, Sky TV point, radiator and double glazed window to the front elevation.

FIRST FLOOR LANDING

Access to part boarded loft space, doors to:

BEDROOM ONE 5.18 x 2.67 (17'0" x

A generous double room of excellent proportions with the possibility of dividing into two bedrooms if required. Measurements exclude a built in wardrobe. Radiator and double glazed window to the front elevation.

BEDROOM TWO 3.55 x 2.51 (11'8"

A further generous double bedroom with measurements excluding a built-in open fronted wardrobe with sliding fabric doors, radiator and double glazed window to the rear elevation.

FAMILY BATHROOM 1.66 x 2.93

Fitted with a modern white three-piece suite comprising a vanity hand wash basin with chrome mixer tap set to a wooden effect vanity shelf with wooden grain effect cupboards below. Low level WC to one side with concealed cistern and push button flush. Tiled panelled bath with Grohe filler and separate chrome shower over. Contrasting cream and travertine tiled splashbacks with slate effect floor tiles. Chrome towel rail, downlighters, vanity mirror and double glazed window to the rear elevation.

OUTSIDE

FRONT GARDEN

Low maintenance front garden with paving and shingle, path to the front door, enclosed by low wooden panelled fencing.

REAR GARDEN

Well maintained with level lawn, paved terrace and raised flower border, two wooden sheds the largest of which measures 16ft x 8ft with power and is available to purchase subject to negotiation. Outside tap and light. Gated access to residents parking at the rear.

RESIDENTS PARKING

Ample residents parking located at the end of the cul-de-sac.

TENURE, COUNCIL TAX AND

The Tenure of this property is FREEHOLD.

The North Hertfordshire District Council Tax Band is C. The amount payable for the year 2021-22 is £1727.68.

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.

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.

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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.

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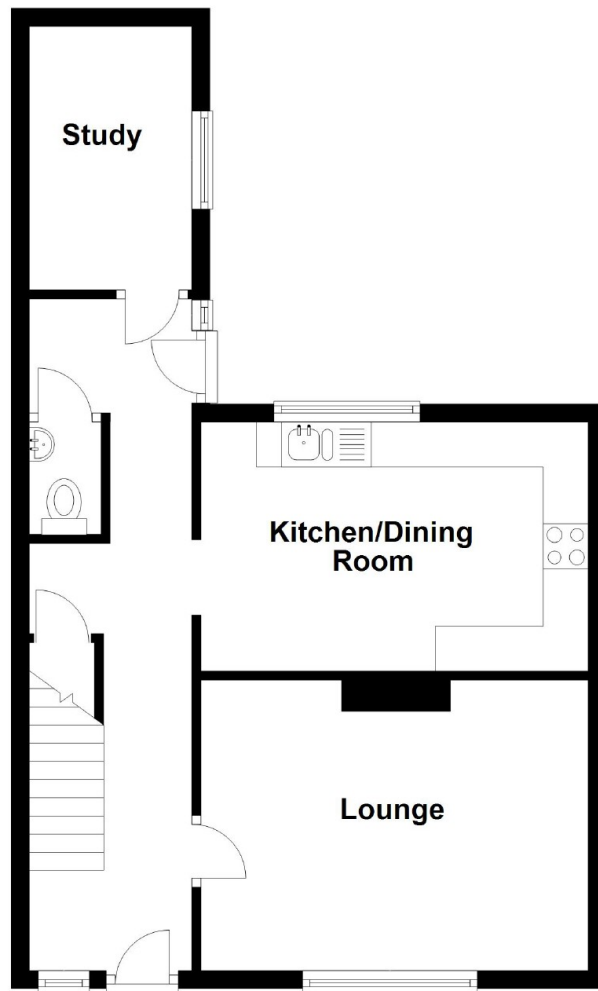
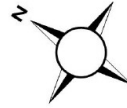
Talk to our Independent Adviser who will be pleased to discuss options with you. Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
T: 01438 360040. E: adrian.murphy@imab.net







Ground Floor



First Floor



Total area: approx. 83.6 sq. metres (900.1 sq. feet)



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