



PUTTERILLS

est. 1992

151 Shephall Way, Stevenage, SG2 9RB

£355,000

WELL PRESENTED THREE BEDROOM END OF TERRACE HOME FEATURING AN IMPRESSIVE OPEN-PLAN FITTED KITCHEN/DINING ROOM.

A much improved, spacious three bedroom end of terrace family home situated close to the outskirts of Shephall, on the corner of Shephall Way and Randalls Hill.

The property has been significantly improved by the current owners, recently decorated with white emulsioned walls whilst featuring a modern fitted open-plan kitchen/dining room with granite worktops, the practical advantage of a downstairs shower room/wc and a most comfortable lounge. Upstairs there are three bedrooms, two of which are generous double rooms and a modern fitted family bathroom. Further practical benefits include a composite double glazed front door, UPVC double glazed windows and gas fired central heating with a replacement boiler (fitted in 2021). The private rear garden is a further highlight of the property featuring a covered verandah and a sunny aspect.

In full the accommodation comprises a reception hallway, sitting room, lounge/dining room, downstairs shower room/wc. first floor landing leading to three bedrooms and a family bathroom. Viewing 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

Composite double glazed front door with matching opaque side window opening to:

RECEPTION HALLWAY 2.20 x 2.07 (7'3" x 6'9")

Wooden tread staircase rising to the first floor with two concealed shoe storage drawers, oak veneered coats cupboard, starburst black granite floor tiles, radiator with decorative cover, downlighters and part-glazed door to:

LOUNGE 4.72 x 3.20 (15'6" x 10'6")

A most comfortable room finished with stylish wooden effect flooring, radiator, concealed wiring for wall mounted television and a double glazed picture window to the rear elevation, central heating thermostat and a part-glazed door to:

KITCHEN / DINING ROOM 5.72 x 2.87 (18'9" x 9'5")

Spacious open-plan kitchen/dining room fitted with a modern range of oak effect base and eye level units and drawers finished with black starburst square edged granite work surfaces with matching upstands and window sill with an inset one and half bowl stainless steel sink unit with mixer tap. Space and plumbing for a washing machine, tumble dryer and fridge/freezer. Freestanding dishwasher included. Black Rangemaster range oven incorporating a five-ring gas burner and black Rangemaster extractor canopy above with black starburst granite splashback. Cupboard housing wall mounted gas fired boiler (replaced in 2021), cream natural stone effect floor tiles, downlighters, understairs storage cupboard, contrasting black gloss eye level units to the far end of the room, double glazed door and window opening to the verandah and rear garden. Door to:

DOWNSTAIRS SHOWER ROOM / WC 3.23 x 1.25 (10'7" x 4'1")

Fitted with a white suite comprising a low level wc with a concealed cistern behind white panels with a chrome push button flush with a natural stone effect vanity shelf above with hand wash basin to one side with chrome mixer tap and a further white vanity cupboard below. Double width shower cubicle with fitted thermostatic shower, decorative tiled walls with contrasting border tile and grey starburst granite floor tiles. Electric under-floor heating and double glazed window to the front elevation.

FIRST FLOOR LANDING

Double glazed window to the front elevation, wooden effect flooring and doors to:

BEDROOM ONE 3.49 x 2.80 (11'5" x 9'2")

Measurements include a substantial range of built-in wardrobes finished with cream gloss doors with matching chest of drawers to one side, continuation of wooden effect flooring, radiator, downlighters and double glazed window to the rear elevation.

BEDROOM TWO 3.20 x 2.95 (10'6" x 9'8")

A further double room with a continuation of wooden effect flooring, radiator and double glazed window to

the rear elevation. Open-tread staircase providing access to the loft room.

LOFT ROOM 6.12 x 2.16 (20'1" x 7'1")

The loft has been temporarily converted for the owners own use featuring four eaves storage cupboards, radiator, downlighters and two double glazed Velux windows to the rear elevation. Please note that this loft room does not comply to Building Regularisation and therefore this additional space has not been included in our valuation of the property and should not form any part of a decision to purchase or included in a mortgage valuation.

BEDROOM THREE 3.07 x 1.97 (10'1" x 6'6")

Built-in shelving to recess, radiator and double glazed window to the rear elevation.

BATHROOM 2.12 x 1.67 (6'11" x 5'6")

Fitted with a modern white suite comprising a panelled bath with a separate shower over, vanity hand wash basin with white gloss vanity cupboard below set to a black gloss vanity shelf with a low level wc with a concealed cistern and chrome push button flush, white tiled walls with contrasting decorative border tile, black floor tiles and a grey heated electric towel radiator. Shaver point and double glazed window to the front elevation.

OUTSIDE

FRONT

Hard landscaped front garden with side gated access to the rear garden.

AGENTS NOTE

The current owners park outside the house. There is no drop kerb and it is our opinion that due to the corner position of the property, it is unlikely that Highways would grant permission for a dropped kerb or consent of-road parking. Any future owner could continue with the current parking arrangement whilst taking the above information into account.

REAR GARDEN

Enjoying a private sunny aspect laid predominantly to lawn with raised borders with mature shrubbery and a

paved terrace, part covered by a verandah and enclosed by balustrades with a concealed garden shed to the rear of the garden and side gated access to the front.

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 £1692.61.

The EPC Rating is D.

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.

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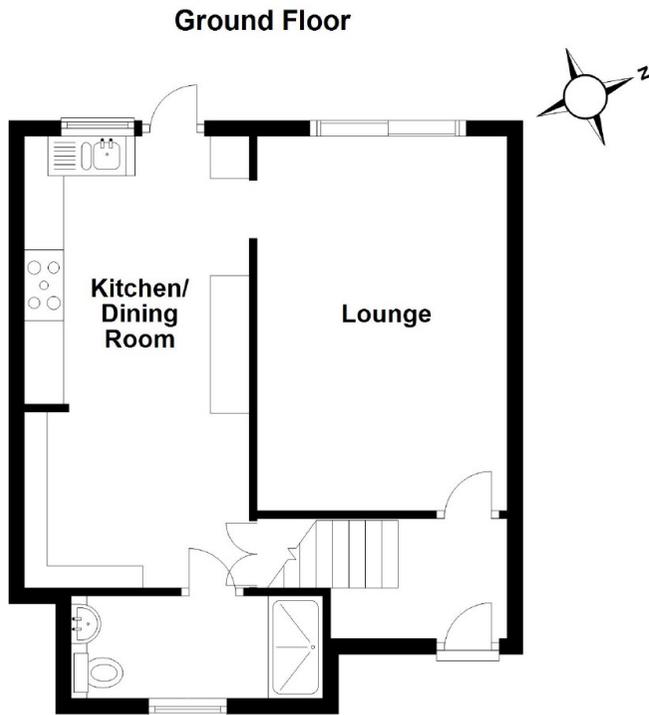
Talk to our Independent Adviser who will be pleased to discuss options with you.

Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
T: 01438 360040. E: adrian.murphy@imab.net





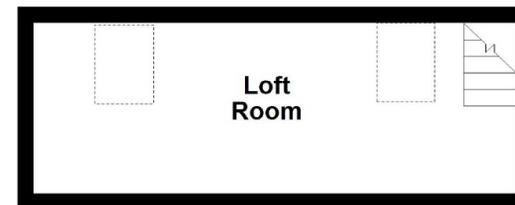




First Floor



Second Floor



Total area: approx. 90.3 sq. metres (972.4 sq. feet)



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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.