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16 Devonshire Close, Stevenage, SG2 8RY
£485,000

IMMACULATE THREE BEDROOM DETACHED HOME ENJOYING AN ENVIABLE CUL-DE-SAC LOCATON OFF HERTFORD ROAD ON THE SOUTH SIDE OF STEVENAGE.

This deceptively spacious three bedroom, two bathroom, detached home has been subject to a significant programme of refurbishment over the last 12 months and is now offered for sale in excellent condition throughout. The property has been re-plumbed and re-wired and the kitchen refitted whilst all of the windows have been replaced with UPVC double glazed units. In addition the owners have created a useful downstairs shower room whilst refitting the family bathroom to include both a bath and a separate shower. The original conservatory roof has been replaced with new lightweight Leka roofing system promoting a versatile all year round use. In addition the driveway has been improved providing off-road parking for several vehicles extending to both the front and side of the property leading to a detached single garage. The larger than average landscaped rear garden is a further highlight of the property, enjoying a private sunny aspect.

In full the accommodation comprises an entrance porch, a welcoming reception hallway, downstairs shower room/wc, double doors opening to the lounge with a feature fireplace and bow window, further double doors opening to a comfortable dining room, refitted integrated kitchen, conservatory/family room, first floor landing leading to three bedrooms, all of which benefit from built-in wardrobes and a remodelled refitted four-piece family bathroom. Viewing highly recommend.

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 together 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 composite front door with opaque side window opening to:

ENTRANCE PORCH

Ceramic floor tiles, double glazed window to the side elevation, freestanding washing machine (included in sale price) and UPVC double glazed door to:

RECEPTION HALL 4.87 x 2.11 (16'0" x 6'11")

A welcoming reception hallway finished with stylish grey oversized square ceramic floor tiles, radiator,

downlighters, staircase rising to the first floor with storage cupboard below, part glazed double doors opening to the lounge with further doors to:

DOWNSTAIRS SHOWER ROOM / WC

Refitted with a space saving low level wc with concealed cistern behind white gloss panels with push button flush with an integrated hand wash basin over with chrome mixer tap, walk-in shower cubicle with dual valve rain shower, textured grey ceramic wall tiles with contrasting grey mosaic border tile and continuation of grey floor tiles. Radiator and double glazed window to the front elevation.

LOUNGE 4.38 X 3.07 (14'4" X 10'1")

A comfortable room featuring a double glazed bow window to the front elevation, oak effect fireplace with an inset electric flame effect fire creating a focal point to the room and glazed double doors opening to the dining room.

KITCHEN 2.82 x 2.52 (9'3" x 8'3")

Refitted with a comprehensive range of white wooden grain effect base and eye level units and drawers finished with wooden effect square edged work surfaces with an inset one and half bowl stainless steel sink unit with a chrome mixer tap. Grey textured tiled walls, continuation of grey oversized square ceramic floor tiles

and downlighters. A range of appliances including a stainless steel and glazed AEG double oven with stainless steel for-ring gas hob with stainless steel and glazed extractor canopy above, freestanding slimline dishwasher, larder fridge, larder freezer and water softener included in the sale price. Downlighters, double glazed window to the rear elevation and archway to:

DINING ROOM 3.28 x 2.65 (10'9" x 8'8")

Space for dining table, radiator and UPVC double glazed french doors opening to the conservatory/family room.

CONSERVATORY / FAMILY ROOM 4.61 x 2.83 (15'1" x 9'3")

A versatile spacious room benefiting from a newly installed lightweight Leka roofing system with downlighters, promoting all year round use, ceramic floor tiles, double glazed window to the side and rear elevations with double glazed french doors opening to the rear garden.

FIRST FLOOR LANDING

Access to insulated and boarded loft space with ladder, double airing cupboard with shelving with a further double storage cupboard to one side. Doors to:

BEDROOM ONE 3.41 x 2.95 (11'2" x 9'8")

A comfortable double room with measurements excluding a range of built-in part-mirrored wardrobes, radiator and double glazed window to the front elevation.

BEDROOM TWO 3.14 x 2.62 (10'4" x 8'7")

A further double room with measurements excluding a range of built-in wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM THREE 2.42 x 2.32 (7'11" x 7'7")

Measurements include a built-in wardrobe, radiator and double glazed window to the front elevation.

BATHROOM 2.58 x 1.57 (8'6" x 5'2")

The bathroom has been remodelled and refitted with a white four-piece suite comprising a tiled panelled bath with chrome mixer tap and shower attachment, low level wc with a chrome push button flush and a pedestal hand wash basin with a double width walk-in shower cubicle with a dual valve rain shower. Cream fully tiled walls with contrasting glazed mosaic border til, natural stone effect floor tiles, downlighters, extractor fan and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property is set back from the cul-de-sac behind an "L" shaped driveway with stocked shrub borders.

DRIVEWAY

Extending to the front and side of the property providing off-road parking for several vehicles part-divided by wrought iron gates leading to the detached garage and gated access to the rear garden.

REAR GARDEN

A larger than average rear garden for a property of this type with a paved terrace, part-enclosed by wooden picket fencing, garden beyond laid predominantly to lawn with decorative garden pond, enclosed by wooden panelled fencing and mature laurel screening to the rear whilst enjoying a sunny private aspect. Personal door to the garage.

GARAGE

Single garage with power and light, up and over door.

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 B.

VIEWING INFORMATION

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

DISCLAIMER

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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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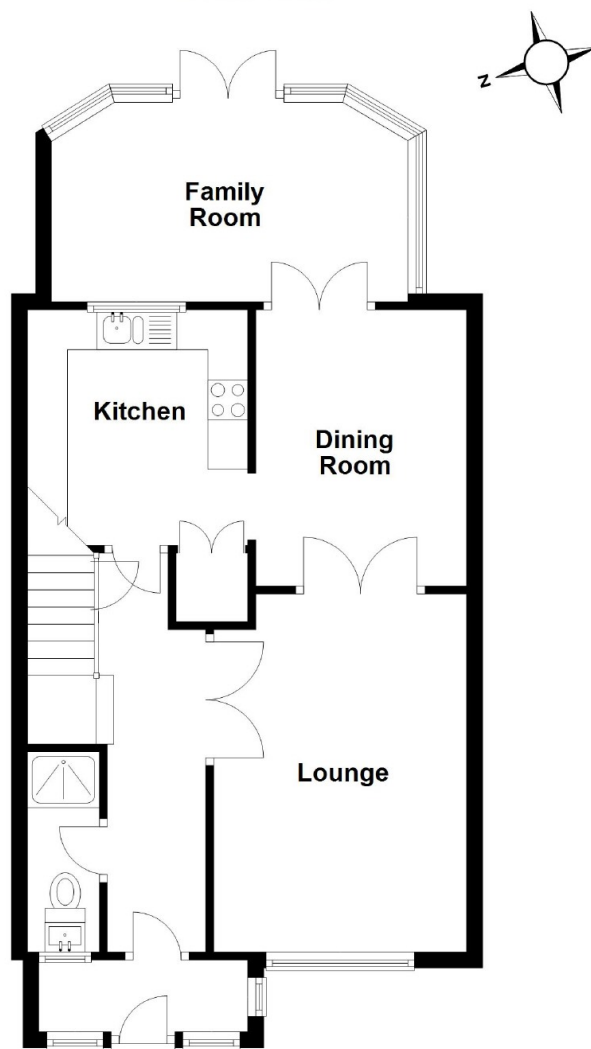




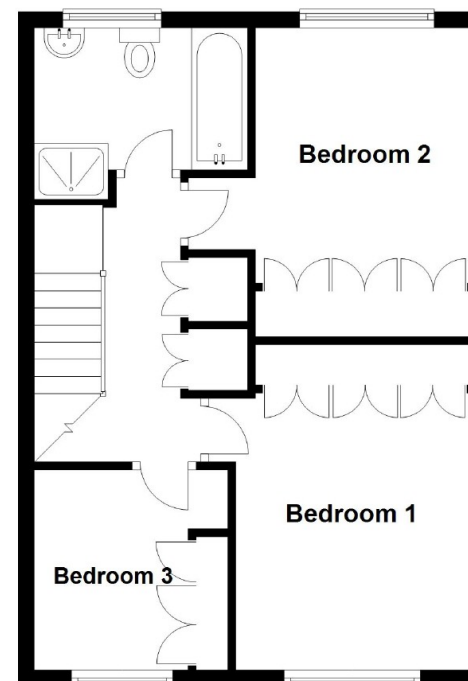




Ground Floor



First Floor



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)



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