



P U T T E R I L L S

est. 1992

4 Bawdsey Close, Stevenage, SG1 2LA  
£500,000

## CHAIN FREE TWO/THREE BEDROOM SEMI-DETACHED HOME, METICULOUSLY MAINTAINED AND EXTENDED TO PROVIDE A SPACIOUS, FLEXIBLE ARRANGEMENT OF ACCOMMODATION. STUNNING LANDSCAPED GARDENS.

An immaculate two/three bedroom extended semi detached home enjoying the benefits of a sunny, private. low maintenance landscaped rear garden with the advantage of a purpose-built home office/garden studio.

The property is situated close to the entrance of this highly regarded non-estate cul-de-sac location within Fishers Green, on the outskirts of the Old Town of Stevenage yet conveniently situated within walking distance of the Historic Old Town High Street, John Henry Newman Catholic Secondary School and the Sainsbury's supermarket at Corey's Mill. The property features a single storey rear extension providing additional living space beyond the lounge and separate dining room whilst the garage has been extended to provide a study to the rear, the kitchen has also be refitted with a sleek range of white gloss units.

Designed and built as a three bedroom home the current owners have thoughtfully remodelled the first floor accommodation to comprise two generous double bedrooms with a refitted bathroom and separate wc. The original third bedroom could also be reinstated if so required. A block paved driveway provides off road parking to the front of the property. 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 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 opening to:

#### RECEPTION HALLWAY

An "L" shaped reception hallway with staircase rising to the first floor with generous storage cupboard below. Additional deep shelved utility cupboard with a further coats cupboard with shelf and hanging rail. Doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a modern suite comprising a low level wc with a concealed cistern behind wooden grain panels

with a chrome push button flush with a number of matching vanity cupboards below a natural stone effect vanity shelf with an inset hand wash basin with chrome mixer tap. Fully tiled walls with natural stone finish with contrasting natural stone effect border tile, natural stone effect floor tiles, vanity mirror, radiator and opaque double glazed window to the front elevation.

#### KITCHEN 3.00 x 2.57 (9'10" x 8'5")

Fitted with a comprehensive range of white gloss handleless soft closing base and eye level units and drawers with an integrated Samsung digital oven with recess above for a microwave, space for fridge/freezer to one side, inset Hotpoint touch-sensitive ceramic hob set to grey granite work surface with an inset stainless steel sink unit with chrome mixer tap, space and plumbing for a washing machine. Light grey natural stone effect tiled walls with tiled effect flooring, downlighters, double glazed window to the front elevation and glazed double doors opening to:

#### DINING ROOM 4.63 x 2.59 (15'2" x 8'6")

The property has been extended across the full width with an archway opening from the dining room through to the extension creating extra space and accommodation to both the rear of the lounge and the dining room. Two radiators, downlighters, double glazed sliding patio doors opening to the landscaped

rear garden.

#### LOUNGE 5.77 x 3.83 (18'11" x 12'7")

Two radiators, downlighters, part-divided by an archway with a second set of wide double glazed sliding patio doors opening to the rear garden. Door to:

#### STUDY 3.49 x 2.05 (11'5" x 6'9")

The rear of the garage has been extended to provide a home office/study with a radiator and double glazed window to the rear elevation. Measurements exclude the double width storage cupboard with bi-folding doors and fitted shelving.

#### FIRST FLOOR LANDING

Radiator, access to the loft space, double airing cupboard with built-in shelving, hot water cylinder and wall mounted gas fired boiler. Doors to:

#### BEDROOM ONE 3.69 x 2.88 (12'1" x 9'5")

Measurements exclude built-in double wardrobe with full height sliding mirrored doors, radiator and two double glazed windows to the rear elevation.

#### BEDROOM TWO 3.50 x 2.76 (11'6" x 9'1")

A further generous double room with measurements including a built-in triple wardrobe with part-mirrored doors, radiator and double glazed window to the rear elevation.

### **BATHROOM 1.77 x 1.56 (5'10" x 5'1")**

Fitted with a modern white two-piece suite comprising a panelled bath with chrome mixer tap with a separate Triton electric shower over and a wide white vanity hand wash basin with chrome mixer tap and white gloss vanity cupboard below. Radiator, fully tiled natural stone walls with contrasting natural stone mosaic border tile and opaque double glazed window to the front elevation.

### **SEPARATE WC 1.72 x 0.84 (5'8" x 2'9")**

Low level wc with push button flush, opaque double glazed window to the front elevation.

### **OUTSIDE**

#### **FRONT**

The property is set back from the cul-de-sac via an attractive landscaped frontage combining low maintenance artificial lawn with a block paved driveway providing off-road parking for at least one vehicle with matching pathway extending to the front door whilst the driveway leads to the garage.

#### **GARAGE**

Single garage with power and light and electric remote roller door. Personal door from the rear of the garage opening to the garden.

#### **REAR GARDEN**

A particular highlight of the property is the landscaped rear garden featuring attractive light grey limestone paved terracing with an inset artificial low maintenance lawn, stocked borders, attractive wooden pergola, outside lighting, personal door to the garage. Trellis screening with garden shed. Garden enclosed by wooden panelled fencing with a home office to the rear.

#### **HOME OFFICE / STUDIO**

Purpose built home office/garden studio finished with wooden effect flooring, power and light.

#### **AGENTS NOTE**

The property was designed and built as a three bedroom house. The current owners combined both the original second and third bedroom to create a generous master bedroom.

### **TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is FREEHOLD.

The Council Tax Band is D. The amount payable for the year 2022-23 is £1977.88.

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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Mr Adrian Murphy, Independent Mortgage Advice

Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

T: 01438 360040. E: [adrian.murphy@imab.net](mailto:adrian.murphy@imab.net)







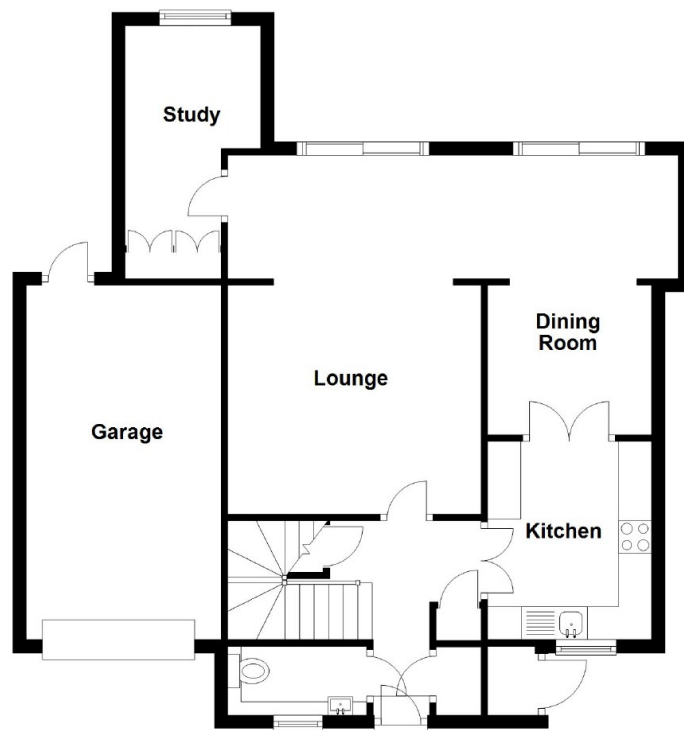
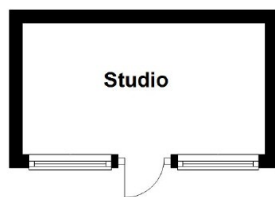




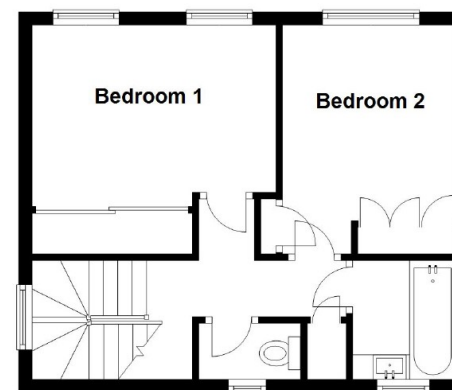




## Ground Floor



## First Floor



Total area: approx. 107.8 sq. metres (1160.8 sq. feet)



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