



Culrose Court,
Stevenage, Hertfordshire SG2 8RS



3 Culrose Court, Hertford Road, Stevenage, SG2 8RS

£719,995

An imposing, spacious four bedroom detached family home enjoying an exclusive location within gated development.

A fantastic opportunity to purchase a most impressive four bedroom detached executive family home forming part of this exclusive private gated development of just five similar detached homes on the south side of Stevenage.

Built to an excellent standard by Court Homes in 2005, whilst featuring a most comfortable yet spacious family orientated range of accommodation, the property benefits from under-floor heating throughout, oak internal doors, ornate cornicing, hardwood sealed unit double glazing with external benefits including a double garage, a private generous plot and block paved driveway.

The accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, a most impressive open-plan kitchen/dining room, utility room, comfortable lounge, study, first floor landing leading to four double bedrooms with two en-suite shower rooms and a well appointed family bathroom.

The property benefits from a generous private rear garden extending across the full width of the property and garage. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. 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 COMPRISES

Double glazed front door with decorative glazed panels opening to:

RECEPTION HALLWAY

12'0" x 7'9" (3.65 x 2.35)

A wide welcoming reception hallway featuring stylish ceramic tiled floor with under-floor heating, ornate plaster cornicing, attractive staircase rising to the first floor with exposed wooden balustrades and handrails with storage cupboard below, entryphone system, downlighters and oak internal doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a low level wc with chrome push button flush, wall mounted hand wash basin with chrome mixer tap, mosaic tiled surrounds, downlighters, extractor fan, continuation of ceramic tiled floor with under-floor heating and sealed unit

double glazed window to the side elevation.

KITCHEN

29'1" x 11'8" (8.86 x 3.56)

A fantastic open-plan kitchen/dining room of tremendous proportions whilst fitted with a comprehensive range of maple base and eye level units and deep drawers finished with square edged mottled granite counter tops extending to a peninsular breakfast bar with tiled splashbacks, inset one and half bowl stainless steel sink unit with chrome mixer tap. A range of integral appliances include fridge/freezer, dishwasher and DeDetrich stainless steel range oven with stainless steel splashback and extractor canopy above. Continuation of ceramic tiled floor with under-floor heating, oak glazed double doors to the lounge, downlighters and two pairs of sealed unit double glazed french doors with side windows opening to the rear garden, downlighters and ample space for dining table. Further door to:

UTILITY ROOM

17'2" x 5'10" (5.23 x 1.77)

Fitted with a range of white base and eye level units finished with black rolled edge work surfaces with an inset stainless steel sink unit, space and plumbing for kitchen appliances, wall mounted gas fired boiler, extractor fan, sealed unit double glazed window to the side elevation, double glazed door to the garden. Continuation of ceramic tiled floor with under-floor heating.

STUDY

10'5" x 7'9" (3.17 x 2.37)

Useful third reception room with downlighters. Dual aspect provided by sealed unit double glazed windows to both the front and side elevations.

LOUNGE

18'6" x 13'1" (5.64 x 4.00)

A most attractive comfortable room with tall ceilings enhanced by decorative plaster frieze and ornate cornicing, attractive limestone fireplace with an inset living flame gas fire with a limestone tiled hearth, TV and phone points, downlighters and a dual aspect provided by sealed unit double glazed windows to both the front and side elevations. Oak glazed double doors to the dining room.

FIRST FLOOR LANDING

Second entryphone system, access to the loft space, downlighters, airing cupboard housing the hot water tank and laundry shelf, under-floor heating and doors to:

BEDROOM ONE

15'1" x 11'0" (4.61 x 3.36)

Featuring a dual aspect with sealed unit double glazed windows to the front and side

elevations, downlighters, under-floor heating and door to:

EN-SUITE SHOWER ROOM

7'8" x 7'2" (2.34 x 2.19)

Fitted with a white suite comprising a low level wc with a concealed cistern with chrome push button flush, wall mounted hand wash basin with chrome mixer tap, walk-in shower enclosure with bi-folding screen and decorative glass blockwork with a dual valve shower, mosaic tiled walls and complementary tiled flooring, chrome towel radiator, downlighters, extractor fan and sealed unit double glazed window to the front elevation.

BEDROOM TWO

11'9" x 10'4" (3.58 x 3.16)

A further double bedroom with under-floor heating and sealed unit double glazed window to the rear elevation. Door to:

EN-SUITE SHOWER ROOM

8'7" x 6'5" (2.62 x 1.95)

Serving as a "Jack and Jill" en-suite to both bedrooms two and three whilst fitted with a white three-piece suite comprising a vanity hand wash basin with mixer tap, low level wc with push button flush, walk-in shower cubicle with dual valve shower, white tiled walls and tiled flooring with under-floor heating, Chrome towel radiator, downlighters, extractor fan and sealed unit double glazed window to the rear elevation. Further door to bedroom three.

BEDROOM THREE

10'7" x 9'11" (3.23 x 3.01)

Under-floor heating, sealed unit double glazed window to the rear elevation. Door to en-suite shower room.

BEDROOM FOUR

10'4" x 9'11" (3.15 x 3.01)

Under-floor heating and sealed unit double glazed window to the front elevation.

FAMILY BATHROOM

8'11" x 6'7" (2.71 x 2.01)

Fitted with a white three-piece suite comprising wall mounted hand wash basin with mixer tap, low level wc with chrome push button flush, panelled bath with wall mounted mixer tap and shower attachment, white tiled walls to half height, tiled flooring with under-floor heating, extractor fan, downlighters, towel rail, shaver point and sealed unit double glazed window to the side elevation.

OUTSIDE

FRONT

The property is set back from Hertford Road on the south side of Stevenage and forms part of this exclusive electric gated development of just five similar sized detached family homes, approached by remote wrought iron gates with decorative brick pillars with block paved driveway extending to the front of the property providing ample off-road parking with stocked borders, steps leading to the front door and driveway leading to the garage.

DOUBLE GARAGE

17'4" x 18'1" (5.29 x 5.52)

Twin electric remote up and over doors, power and light, eaves storage space.

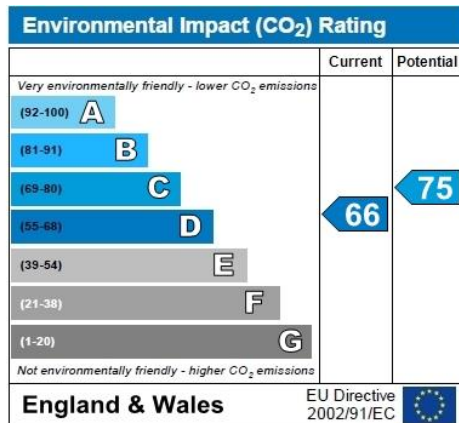
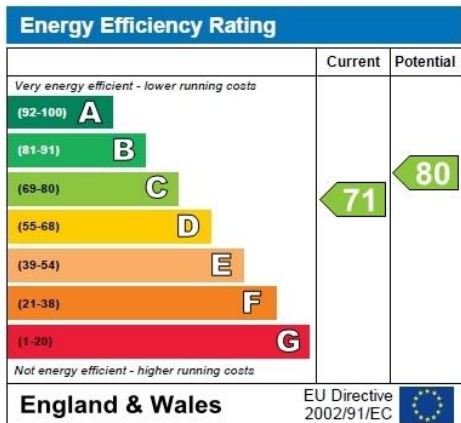
REAR GARDEN

Of excellent proportions enjoying a private aspect laid predominantly to lawn with extensive paved terracing with steps up to the level lawn flanked by shrub borders whilst enclosed by wooden panelled fencing. Outside lighting and tap. Gated access to the front of the property.

AGENTS NOTE

We are informed by the vendors that there is an annual maintenance charge of approximately £140.00 being a contribution towards the upkeep of the electric gates.









Telephone: 01438 316846
oldtown@putterills.co.uk
www.putterills.co.uk



IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.