



PUTTERILLS

est. 1992

137 Hertford Road
Stevenage SG2 8ST

Offers in the region of £650,000

EXTENDED FOUR BEDROOM HOME WITH STUNNING OPEN-PLAN FAMILY HUB OPENING TO AN IMPRESSIVE REAR GARDEN IN EXCESS OF 120FT IN LENGTH BY 50FT WIDE.

A stunning example of an extended period home occupying a substantial private plot within one of the Town's most desirable yet convenient turnings. The property has been transformed by the current owners to provide a most spacious arrangement of accommodation including a vast, open-plan family orientated living area situated to the rear of the property incorporating a sleek, stylish kitchen with both family and dining areas extending to a useful utility room recess. A part-vaulted ceiling with skylight and Velux windows and an abundance of downlighters complete the contemporary design whilst bi-folding doors provide a direct relationship with a stunning rear garden in excess of 120ft in length. On the first floor there are four generous bedrooms and a well appointed modern family bathroom with practical benefits including double glazing and gas fired central heating. The property is set well back from the Hertford Road behind a deep wide frontage combining grey paviers and a shingled courtyard creating off-road parking for several vehicles leading to a useful storage garage/workshop.

In full, the accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, a well proportioned and most comfortable sitting room, kitchen/dining family room, utility area, study, first floor landing leading to four bedrooms and family bathroom. 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

Composite front door with opaque double glazed side windows and a triangular feature fanlight window above opening to:

RECEPTION HALLWAY

Featuring solid oak flooring, radiator, staircase rising to the first floor with storage cupboard below and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, heated towel radiator, tiled flooring, extractor fan and motion sensor lighting.

LOUNGE 8.42 x 3.30 (27'7" x 10'10")

A most comfortable room of excellent proportions featuring a double glazed box bay window to the front elevation with window seat and concealed storage below, feature recess contemporary style flame effect electric fire and double

glazed french doors opening to the rear patio with garden beyond. Two radiators and wall light points.

KITCHEN / DINING / FAMILY ROOM 5.58 x 4.95 / 4.13 x 2.70

A particular highlight of the property is the stunning open-plan main living area creating a modern family hub including a substantial fitted kitchen with a generous dining/seating area and utility recess. Featuring a part-vaulted ceiling with recessed Velux windows and downlighters, natural stone effect floor tiles with the benefit of thermostatically controlled under-floor heating. The kitchen area defined by a comprehensive range of cream gloss base and eye level units and drawers extending to a matching kitchen island finished with square

edged wooden effect work surfaces and an inset one and half bowl stainless steel sink unit with mixer tap. A range of integrated appliances include twin stainless steel ovens with an inset gas hob over and stainless steel extractor canopy above, integrated dishwasher and space for fridge/freezer. Matching curved base units with TV display work surfaces links

UTILITY RECESS 3.60 x 2.26 (11'10" x 7'5")

Fitted with a matching range of cream gloss base and eye level units finished with square edged wooden effect work surface, further inset circular sink unit with chrome mixer tap, space and plumbing for washing machine and tumble dryer. Under-unit and downlighters.

STUDY 3.25 x 3.25 (10'8" x 10'8")

Featuring solid oak flooring, radiator, downlighters, wall light points and double glazed window to the rear elevation.

FIRST FLOOR LANDING

Access to part-boarded loft space, airing cupboard housing gas fired combination boiler and doors to:

BEDROOM ONE 3.78 x 3.38 (12'5" x 11'1")

Measurements exclude a range of built-in wardrobes across the full width of the room with a radiator and double glazed window to the

front elevation.

BEDROOM TWO 4.02 x 3.35 (13'2" x 11'0")

Measurements include a fitted wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.72 x 2.36 (12'2" x 7'9")

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

BEDROOM FOUR 3.51 x 2.46 (11'6" x 8'1")

Radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

Fitted with a modern white three-piece suite comprising a panelled bath with deck mounted chrome mixer tap with shower over, low level wc with push button flush and a pedestal hand wash basin, white tiled surrounds with contrasting ceramic tiled flooring, heated towel radiator, downlighters and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property is set back from the road behind a shingled and block paved frontage providing off-road parking for several vehicles with

gated access to the rear garden and driveway leading to the storage garage/workshop.

STORAGE GARAGE / WORKSHOP 3.25 x 3.25 (10'8" x 10'8")

With electric roller door, power and light.

REAR GARDEN

Approximately 121' x 50'. Beautifully maintained rear garden enjoying a sunny private aspect with a tiered patio across the full width of the property and a raised koi pond leading to a substantial well tended level lawn flanked by deep well stocked shrub borders and a number of specimen trees enhancing the private nature of the garden. Feature wooden pergola with further seating area, garden shed, summerhouse and gated access to the front of the property with the remainder of the garden enclosed by wooden panelled fencing to three sides.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is "E" and the amount payable for the amount payable for the year 2018/19 is £2064.24.

The EPC Rating is: "D".











Total area: approx. 174.0 sq. metres (1873.4 sq. feet)