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43 Trent Close, Stevenage, Hertfordshire, SG1 3RT

Asking Price: £665,000

WELL PRESENTED, EXTENDED THREE BEDROOM DETACHED BUNGALOW ENJOYING A GENEROUS SOUTHERLY, PRIVATE PLOT WITHIN HIGHLY REGARDED CUL DE SAC LOCATION

A rare opportunity to purchase this well-presented, significantly improved, extended three bedrooms detached bungalow enjoying an enviable location within this highly regarded quiet cul-de-sac on the outskirts of the Old Town, conveniently situated within walking distance of the historic High Street with excellent bus services and local amenities with direct access to pleasant green space and open walks to the rear of the southerly facing private rear garden.

The bungalow enjoys an impressive frontage set back from the cul-de-sac with a larger than average driveway providing ample off-road parking whilst the thoughtfully designed extension to the rear of the garage provides additional living accommodation helping to create a spacious versatile feel to the accommodation. The bungalow has been fully modernised throughout with highlights including a sleek refitted Howdens kitchen with integrated appliances, a modern fitted family shower room, double glazing and gas fired central heating.

The accommodation comprises a spacious dining room, refitted kitchen, generous lounge of excellent proportions extending to the rear opening through to a sizeable family room/study, downstairs cloakroom/wc, utility/bathroom, inner hallway leading to three double bedrooms, all of which feature built-in wardrobes, and a modern fitted family shower room. Further highlights include flat plastered ceilings to the majority of the bungalow with downlighters. Outside there is well maintained front garden providing at least 50ft of frontage and a most private southerly facing well-maintained rear garden. The driveway provides ample off-road parking leading to a sizeable single garage. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the A1M offering easy access to London, the M25 and also to the North. Local road links provide access to adjacent towns including Hitchin, Letchworth, Baldock, Welwyn Garden City and Hertford. Stevenage is currently undergoing a £1billion Regeneration Plan. The initial plan will include the development covering 14.5 acres of the town centre and introducing 11 new buildings including residential, leisure, community, commercial and retail facilities. The Historic High Street in the Old Town offers a good selection of shops, cafés/restaurants, public houses, a Library and two Doctor's Surgeries. In addition, the area is well served by Lister Hospital and a good selection of local primary and secondary schools. The New Town currently provides a large pedestrianised shopping centre and retail parks together with the Gordon Craig Theatre, David Lloyd Health Club, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Fairlands Valley Park and lakes are nearby. 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

Opaque double glazed front door opening to:

DINING ROOM

15'4" x 12'2" (4.67m x 3.7m)

A generous dining room with ample space for a family sized dining table finished with stylish wooden effect flooring radiator, central heating thermostat, double glazed picture window to the front elevation, archway to the kitchen with further doors to:

LOUNGE

23'4" x 10'9" (7.1m x 3.28m)

The lounge has been extended to the rear to create a most spacious room of excellent proportions finished with downlighters to the flat plastered ceiling with double glazed sliding patio doors opening to the south facing rear garden, radiator and a wide archway opening to:

STUDY/FAMILY ROOM

18'1" x 8' (5.5m x 2.44m)

The bungalow has been extended behind the garage to create a generous versatile reception room of excellent proportions with downlighters, flat plastered ceilings, radiator and double glazed door to the garden with a further door to:

REAR LOBBY

Ceramic floor tiles and doors to:

CLOAKROOM/WC

Fitted with a modern suite comprising a low level wc and a wall mounted rectangular hand wash basin with chrome mixer tap and white vanity cupboard below, natural stone effect tiled flooring and splashbacks. Double glazed window to the side elevation.

UTILITY/BATHROOM

7'8" x 7'6" (2.34m x 2.29m)

A flexible utility/bathroom fitted with a corner spa bath with mixer tap and shower attachment and a double height utility cupboard housing space and plumbing for a washing machine and tumble dryer, wooden effect flooring, radiator, tiled splashbacks and double glazed door and window to the garden.

KITCHEN

9'1" x 8'9" (2.77m x 2.67m)

Refitted with a comprehensive range of white gloss handleless base and eye level units and deep pan drawers by Howden Kitchens complemented by grey natural stone effect square edged work surfaces and matching upstands with an inset white one and half bowl acrylic

sink unit with a chrome mixer tap incorporating a boiling water tap with plumbing in the garage for a water softener. A range of integrated appliances include a stainless steel and glazed single oven with a black ceramic four-ring gas hob with a black glazed splashback and a contemporary stainless steel and black glazed extractor canopy above, integrated fridge/freezer and dishwasher. Continuation of the stylish wooden effect flooring, flat panelled plastered ceiling, under-unit and downlighters, electric under-floor heating with individual thermostat and double glazed window to the front elevation with bespoke shutters. Access to additional double boarded loft space with light and ladder. Personal door to the garage.

INNER HALLWAY

7'10" x 5'6" (2.4m x 1.68m)

Tiled flooring, access to fully boarded double insulated loft space with loft ladder and light housing the combination gas fired boiler. Doors to:

BEDROOM ONE

12'3" x 9'1" (3.73m x 2.77m)

Situated to the rear of the bungalow with a double glazed window overlooking the rear garden. Measurements include an arched wardrobe recess. Radiator.

BEDROOM TWO

11'11" x 11'2" (3.63m x 3.4m)

Measurements include a substantial range of open-fronted wardrobes across the width of the room, radiator and double glazed window to the front elevation with bespoke shutters.

BEDROOM THREE

9'4" x 8'8" (2.84m x 2.64m)

Measurements exclude a range of built-in wardrobes with sliding doors, radiator and double glazed window to the rear elevation.

FAMILY SHOWER ROOM

7'9" x 5'6" (2.36m x 1.68m)

Fitted with a modern white suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome mixer tap and a walk-in shower cubicle with glazed screen and fitted shower. Fully tiled white walls with contrasting natural stone effect floor tiles, downlighters, chrome heated towel rail and two opaque double glazed windows to the side elevation.

OUTSIDE

The property enjoys an enviable position tucked away close to the end of this popular quiet residential cul-de-sac, set back from the road behind a long driveway extending to the road with additional block paving providing ample off-road parking for several vehicles, well maintained garden to the side laid predominantly to lawn interspersed with a rockery border with mature shrubbery and dwarf boundary walls.

GARAGE

17'10" x 8'8" (5.44m x 2.64m)

A single garage with metal up and over door, power and light and personal door to the kitchen.

REAR GARDEN

A particular highlight of the property is the generous well-maintained rear garden enjoying a sunny southerly aspect with an open skyline providing panoramic views of most impressive sunsets. The garden is laid predominantly to lawn interspersed with well-maintained flower and shrub borders with a number of mature specimen shrubbery enhancing the private nature of the garden, enclosed by wooden panelled fencing with gated access to green space to the rear.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is E.

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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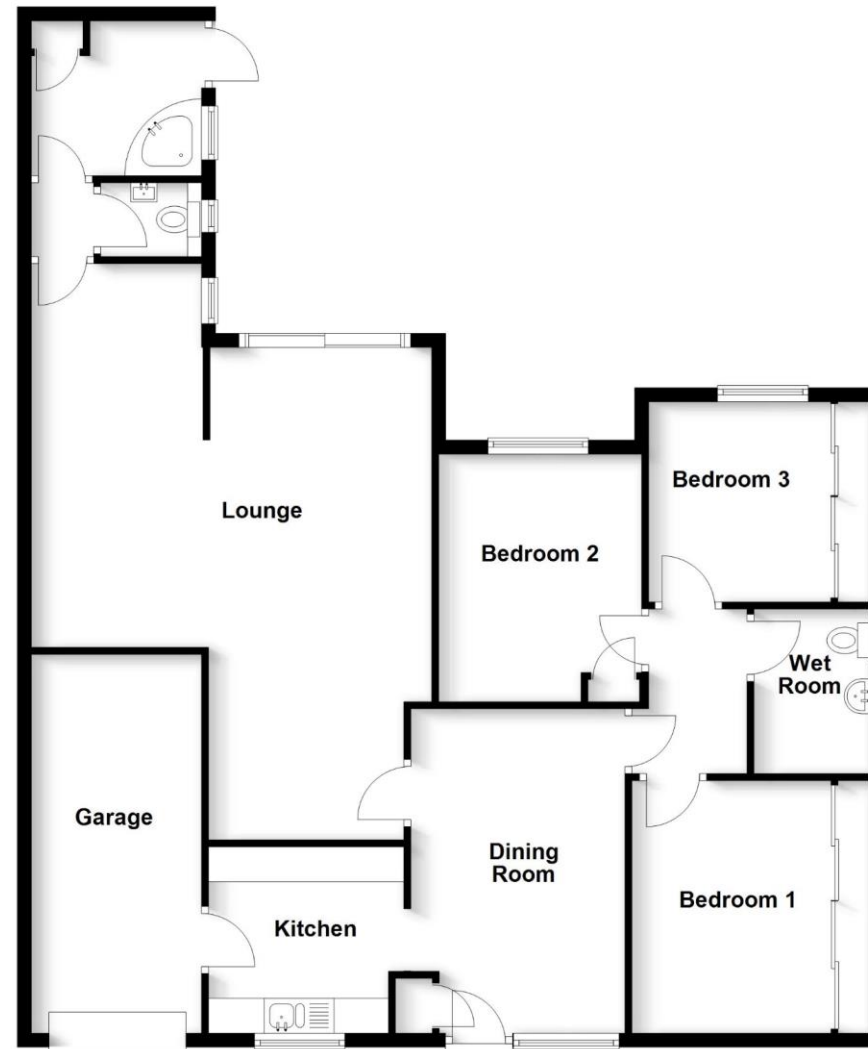








Floor Plan



Total area: approx. 122.4 sq. metres (1317.9 sq. feet)



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