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54 Trent Close, Stevenage, Hertfordshire, SG1 3RT

Asking Price: £560,000

EXTENDED AND DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED HOME WITH GARAGE AND DRIVEWAY WITHIN WALKING DISTANCE OF THE HISTORIC OLD TOWN HIGH STREET

An extended four bedroom detached family home enjoying a pleasant position within this highly sought-after cul-de-sac of similar detached houses and bungalows, conveniently situated on the edge of the Old Town, within walking distance of the Historic High Street and local amenities.

Extended to the rear, the property provides a deceptively spacious, flexible ground floor layout with an extension behind the garage creating a well-proportioned open-plan family/dining room. The property benefits further from a deep lawned frontage with a driveway to the side providing off-road parking for at least two vehicles leading to a generous single garage with a well maintained rear garden enjoying a private aspect with further practical benefits including gas fired central heating and double glazing.

In full the accommodation comprises an entrance porch, spacious reception hallway, well-proportioned lounge, downstairs cloakroom/wc, open-plan family/dining room, modern fitted kitchen and a wide first floor landing providing access to four bedrooms and a family bathroom. 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

Double glazed front door with double glazed side windows opening to:

ENTRANCE PORCH

With coat cupboard, tiled floor and glazed door to:

RECEPTION HALLWAY

8'10" x 4'3" (2.7m x 1.3m)

Finished with stylish grey floor tiles with staircase rising to the first floor with storage cupboard below, glazed doors to the kitchen and the lounge with a further door to:

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low level wc and wall mounted hand wash basin, tiled effect flooring, tiled splashbacks and double glazed window to the side elevation.

LOUNGE

19'10" x 12'3" (6.05m x 3.73m)

A most comfortable lounge of excellent proportions finished with wooden laminate flooring with feature bow window to the front elevation, two radiators and a wooden fireplace with marble hearth and surround. Glazed door to the kitchen with double doors opening to:

DINING/FAMILY ROOM

18'2" x 13'7" (5.54m x 4.14m)

The property has been extended behind the garage to create a flexible open-plan reception room with double glazed sliding patio doors opening to the rear garden, a further double glazed window to the rear elevation. Radiator and personal to the garage.

KITCHEN

10'8" x 8'10" (3.25m x 2.7m)

Fitted with a modern range of white base and eye level units and drawers complemented by black square edged work surfaces with an inset stainless steel sink unit with mixer tap. Freestanding double oven with a gas hob (possibly available by separate negotiation), space and plumbing for a dishwasher and washing machine. Tiled splashbacks, tiled floor and double glazed window to the rear elevation and double glazed door to the side and rear garden.

FIRST FLOOR LANDING

5'10" x 5'3" (1.78m x 1.6m)

Shelved linen cupboard, access to the part-boarded loft housing the gas fired boiler. Doors to:

BEDROOM ONE

11'1" x 9'9" (3.38m x 2.97m)

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

BEDROOM TWO

11'1" x 9'2" (3.38m x 2.8m)

Measurements include a deep shelved wardrobe/cupboard whilst exclude a further range of built-in wardrobes with part-mirrored doors. Radiator and double glazed window to the front elevation.

BEDROOM THREE

8'10"x 7'9" (2.7m x 2.36m)

Wooden laminate flooring, radiator and double glazed window to the rear elevation.

BEDROOM FOUR

9'8" x 6'7" (2.95m x 2m)

Wooden laminate flooring radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

6' x 5'9" (1.83m x 1.75m)

Fitted with a white suite comprising a low level wc, pedestal hand wash basin, panelled bath with mixer tap and shower attachment. Radiator and double glazed window to the rear elevation.

OUTSIDE

FRONT GARDEN

The property is set back from the cul-de-sac behind a generous deep lawned front garden. Pathway leading to the front door with stocked shrub border

DRIVEWAY

Driving providing tandem off-road parking for up to three vehicles leading to the garage.

GARAGE

18'8" x 8'4" (5.7m x 2.54m)

A generous single garage with metal up and over door, power and light. Personal door to the dining/family room.

REAR GARDEN

A further highlight of the property is the well maintained "L" shaped rear garden laid to lawn with paved terracing, raised beds and stocked shrub borders. Garden shed to one corner, enclosed by wooden panelled fencing and gated access to the front, enjoying a private sunny aspect.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is E. The amount payable for the year 2023-24 is £2537.26.

The EPC Rating is C.

VIEWING INFORMATION

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

DISCLAIMER

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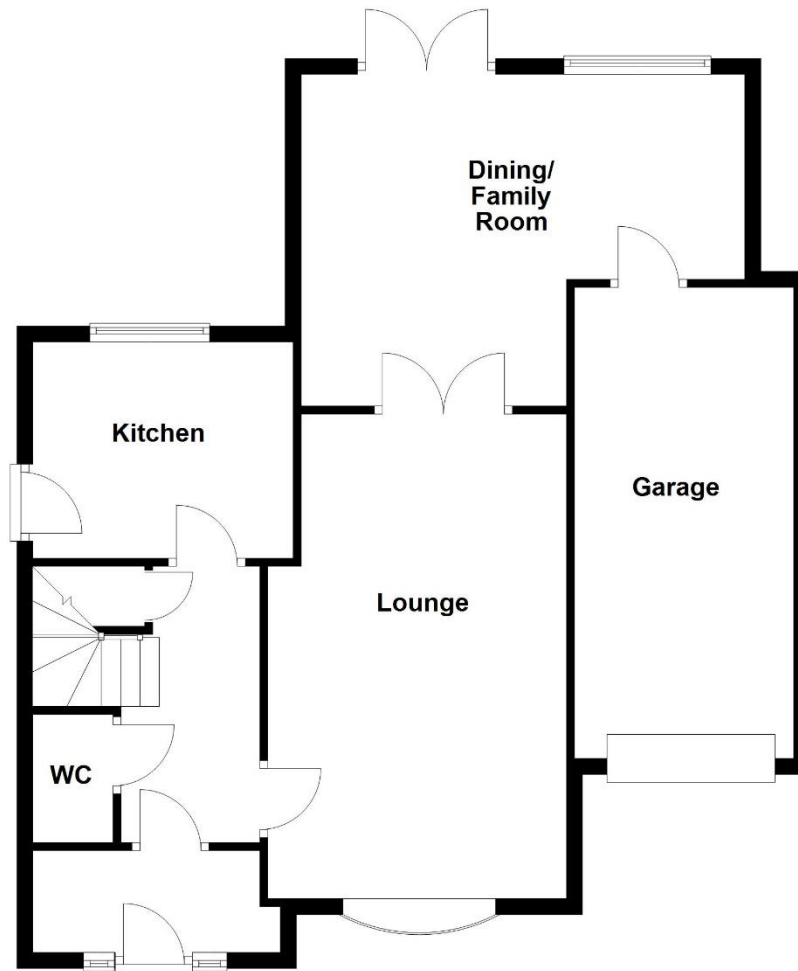




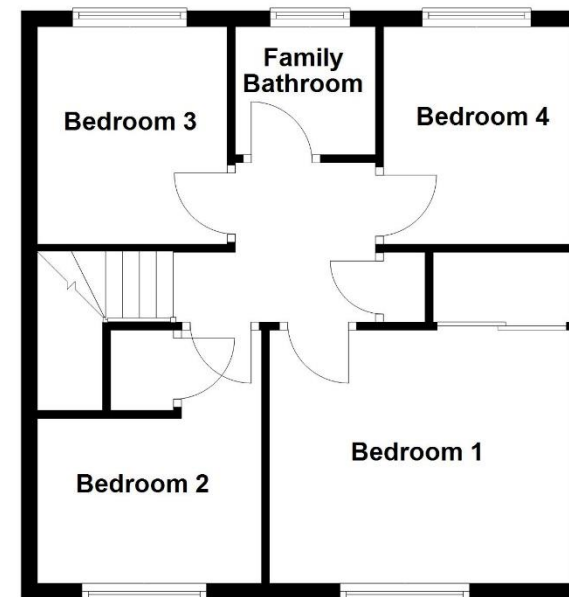




Ground Floor



First Floor



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)