



38 Hopton Road, Stevenage, Hertfordshire, SG1 2LD

Asking Price: £380,000



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DECEPTIVELY SPACIOUS, MODERNISED, THREE BEDROOM TOWNHOUSE ENJOYING AN ENVIABLE LOCATION TUCKED AWAY IN THE CORNER OF THIS POPULAR SYMONDS GREEN CUL-DE-SAC WITH INTEGRAL GARAGE AND DRIVEWAY.

A deceptively spacious, three bedroom end of terrace townhouse offering an immaculate arrangement of versatile accommodation over three floors with the practical advantage of a deep block paved frontage providing off-road parking for at least two vehicles leading to a larger than average integral single garage, providing an ideal conversion opportunity if further ground floor accommodation is required (subject to Building Regulations). The property benefits from UPVC double glazing, modern gas fired central heating and a low maintenance landscaped rear garden enjoying a private aspect. The property has been well maintained by the current owners and features both a modern refitted kitchen and family bathroom. In full the accommodation comprises a generous reception hallway leading through to a rear lobby with a useful internal study and downstairs wc/utility room, staircase rising to the first floor providing access to a generous open-plan dual aspect lounge/dining room with a picture window to the front elevation providing a pleasant aspect back down the cul-de-sac. The modern white gloss fitted kitchen completes the first floor accommodation whilst the staircase continues to the second floor providing access to three well-proportioned bedrooms with the master bedroom featuring a range of built-in wardrobes and a modern contemporary refitted family bathroom.

The property enjoys an enviable position tucked away in the corner of this popular Symonds Green cul-de-sac, close to open parkland and within easy walking distance of the historic Old Town High Street and local amenities. 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

Stained glass double glazed composite front door opening to:

RECEPTION HALLWAY

A spacious "L" shaped hallway, radiator, turning staircase rising to the first floor with storage cupboard below finished with stylish oak flooring, and downlighters. Personal door to the garage with part-glazed door to:

REAR LOBBY

8'1" x 4'8" (2.46m x 1.42m)

Continuation of the oak flooring, coat hanging space, flat panelled vertical radiator, UPVC double glazed door opening to the rear garden, downlighters and door to:

INTERNAL STUDY/STORAGE CUPBOARD

5'6" x 4'1" (1.68m x 1.24m)

The property benefits from a generous walk-in internal study area/storage cupboard with light, providing ample space for a desk.

DOWNSTAIRS WC/UTILITY ROOM

5'4" x 4'6" (1.63m x 1.37m)

A versatile room combining a modern fitted low level wc with a concealed cistern with push button flush with fitted counter, vanity hand wash basin with chrome mixer tap, space and plumbing for washing machine and tumble dryer below. Contemporary grey tiled wall and floor tiles, chrome heated towel rail, extractor fan, downlighters and double glazed window to the rear elevation.

FIRST FLOOR LANDING

The half-landing provides a double glazed full length feature window to the front elevation. Downlighters, staircase continuing to the second floor and doors to:

KITCHEN

10'1" x 9'5" (3.07m x 2.87m)

A further highlight of the property is the generous modern fitted kitchen comprising a comprehensive range of white gloss base and eye level units benefiting from under-unit and micro LED blue plinth lighting complemented further by solid wooden butchers block square edged work surfaces with matching upstands, inset one and half bowl stainless steel sink unit with chrome mixer tap, integrated Neff digital stainless steel

and glazed double oven with a Bosch stainless steel four-ring gas hob with a stainless steel extractor canopy above and contrasting glazed splashbacks. Freestanding brushed stainless steel American style fridge/freezer (included in the sale price), starburst granite floor tiles, downlighters, eye level cupboard concealing the wall mounted gas boiler. Double glazed window to the rear elevation.

LOUNGE/DINING ROOM

20'3" x 13'1" (6.17m x 4m)

Of excellent proportions benefiting from a dual aspect provided by a double glazed window to the rear elevation and a feature double glazed picture window to the front elevation providing a pleasant aspect back down the cul-de-sac. Finished with stylish oak flooring, TV and phone points and two radiators.

SECOND FLOOR LANDING

Access to the part-boarded insulated loft space with light, downlighters, airing cupboard housing hot water tank and laundry shelves. Doors to:

BEDROOM ONE

11'1" x 8'1" (3.38m x 2.46m)

A generous double room with measurements excluding a range of built-in part-mirrored sliding wardrobe doors across the width of the room, radiator and double glazed picture window to the front elevation.

BEDROOM TWO

11'5" x 8'1" (3.48m x 2.46m)

A further double room with a radiator and double glazed window to the rear elevation.

BEDROOM THREE

8'2" x 5'6" (2.5m x 1.68m)

A well-proportioned bedroom with a radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

8'1" x 4'4" (2.46m x 1.32m)

The family bathroom has been refitted with a white contemporary three-piece suite comprising a vanity hand wash basin with chrome mixer tap and a charcoal grey gloss vanity cupboard below with a matching low level wc to one side with a concealed cistern behind charcoal grey gloss panels with a white vanity shelf and chrome push button flush. Contrasting aubergine panelled bath with concealed under-panel lighting with a chrome mixer and remote controlled Aqualisa thermostatic shower over with shower screen. Light grey porcelain wall tiles with contrasting black porcelain floor tiles with a metallic natural stone mosaic border tile and graphite grey powder coated heated towel radiator. Recessed shelf and frosted double glazed window to the rear elevation.

OUTSIDE FRONT

The property enjoys an enviable location tucked away in the corner of this popular Symonds Green cul-de-sac.

DRIVEWAY

The property is set behind a block paved frontage providing off-road parking for at least two vehicles leading to a covered porch, front door and the garage with gated side access to the rear garden.

REAR GARDEN

A further highlight of the property is the well-maintained landscaped rear garden enjoying a sunny private aspect featuring raised hardwood decking with uplighters with a circular lawn beyond with a stepping stone pathway leading to a raised circular limestone paved terrace flanked by York stone walls, wooden pergola and mature well stocked flower and shrub borders. Wooden panelled fencing and gated side access to the front of the property.

GARAGE

17'11" x 9'3" (5.46m x 2.82m)

An integral larger than average single garage, power and light, metal up and over door, personal door to the reception hallway. It is worthy of note that the garage

could be converted to provide additional ground floor accommodation if so required.

AGENTS NOTE

We have been advised by the vendors that the property was underpinned in 1995. Further details upon request.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is C. The amount payable for the year 2023-24 is £1845.29.

The EPC 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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Total area: approx. 107.7 sq. metres (1159.5 sq. feet)