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38 Franklins Road, Stevenage, Hertfordshire, SG1 3BW

Asking Price: £825,000

CONTEMPORARY EXTENDED DETACHED HOUSE OF CONSIDERABLE SIZE, STYLE AND DISTINCTION OCCUPYING A GENEROUS PRIVATE PLOT WITHIN A SHORT WALK OF THE HISTORIC HIGH STREET.

An extended, refurbished contemporary styled three bedroom detached bungalow enjoying a pleasant position within this highly regarded cul-de-sac, just a stone's throw from the Old Town High Street and amenities. The property has been remodelled, renovated and extended by the current owners creating a contemporary home of considerable style and distinction. The spacious accommodation has been designed around a vast, central open-plan main living area which combines both seating and dining areas with a fantastic kitchen featuring a full height vaulted ceiling complete with four Velux windows and bi-folding doors opening to the rear garden with a seamless comprehensive range of white gloss units extending to a substantial kitchen island complete with a fully integrated range of kitchen appliances. Further practical benefits include UPVC double glazing, gas fired central heating with under-floor heating to the kitchen area, low maintenance stylish wooden effect flooring to the majority of the property, separate utility room, a wide block paved frontage providing off-road parking for up to four vehicles. A low maintenance level lawned wrap-around rear garden interspersed with large stone paving with outside lighting and power points.

In full, the accommodation comprises a welcoming reception hallway, three double bedrooms whilst the master bedroom suite includes a dressing room with full height built-in wardrobes and an opulent en-suite shower room, a four-piece family bathroom complete with freestanding bath and a separate shower cubicle, in addition there is a comfortable lounge with further bi-folding doors opening to the rear garden. Viewing 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 composite front door opening to:

RECEPTION HALLWAY

14'9" x 4'3" (4.5m x 1.3m)

A wide welcoming introduction to this fantastic home finished with stylish wooden effect flooring, radiator, downlighters and meter cupboard. Opening directly to the main living area creating a contemporary open-plan feel to the ground floor accommodation with doors to the lounge, three bedrooms and family bathroom.

MAIN LIVING AREA

36'3" x 15'11" (11.05m x 4.85m)

The property has been extended to the rear to create a most impressive open-plan main living area which combines kitchen, family and dining areas. The kitchen is fitted into the extension which features a full-height vaulted ceiling with four Velux windows with remote control fitted blinds whilst featuring a comprehensive range of white gloss handleless base and eye level units and drawers extending to a substantial matching under-lit kitchen island with square edged granite starburst effect work surfaces with an inset white acrylic sink unit with chrome mixer tap. Fully integrated with a range of appliances including separate full-height fridge and

freezer, stainless steel and glazed Neff "Hide and Slide" oven and combination microwave to the side, inset touch-sensitive hob with stainless steel and glazed extractor canopy above, stainless steel and glazed wine cooler and integrated dishwasher. Continuation of stylish wooden effect flooring, under-unit plinth lighting with further downlighters and a bank of double glazed bi-folding doors opening to the side of the kitchen with double glazed picture window and further window to the rear elevation. Ample space for sofa's and dining table. Access to the fully boarded loft space with power and light and fitted ladder. Door to:

LOUNGE

14'3" x 11'11" (4.34m x 3.63m)

A most comfortable room featuring double glazed bi-folding doors opening directly to the paved terrace and rear garden, a further double glazed window to the side elevation, downlighters and contemporary flat panelled vertical radiator.

UTILITY ROOM

8'10" x 6' (2.7m x 1.83m)

Fitted with matching white gloss base and eye level units extending to two full-height cupboards, one fitted with linen shelves and the other housing the wall mounted gas

fired boiler and water softener. Continuation of stylish wooden effect flooring, coat hanging space and matching granite starburst effect square edged work surfaces, inset stainless steel sink unit with chrome mixer tap with space and plumbing for a washing machine and tumble dryer. Downlighters and double glazed door to the side of the property.

MASTER BEDROOM SUITE

11'7" x 10'2" (3.53m x 3.1m)

A further highlight of the property is the master bedroom suite incorporating a generous double bedroom, a fully fitted dressing area and an en-suite shower room with downlighters, ceiling light and fan, radiator and double glazed window to the front elevation. Doorway to:

DRESSING AREA

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

Measurements exclude a range of full-height fitted wardrobes to two side of the dressing room with mirrored bi-folding doors. Door to:

EN-SUITE SHOWER ROOM

7' x 4'6" (2.13m x 1.37m)

Fitted with a modern white three-piece suite comprising a low level wc with push button flush and a vanity hand wash basin with chrome mixer tap and white gloss vanity cupboard below. Double shower cubicle with glazed shower screen and dual valve chrome rain shower, white porcelain tiled walls with contrasting patterned floor tiles, downlighters, chrome heated towel rail, extractor fan and opaque double glazed window to the side elevation.

BEDROOM TWO

11'10" x 11'10" (3.6m x 3.6m)

A further double room with ceiling light and fan, radiator, downlighters and double glazed window to the front elevation.

BEDROOM THREE

11'10" x 7'8" (3.6m x 2.34m)

A further double room with a radiator and double glazed window to the side elevation, downlights and access to additional loft space with light and ladder.

FAMILY BATHROOM

8' x 7'11" (2.44m x 2.41m)

Of excellent proportions featuring a modern white four-piece suite comprising a low level wc with concealed cistern behind white gloss panels with chrome push button flush with a white vanity shelf above extending to a hand wash basin with chrome mixer tap and white gloss matching vanity cupboard below. Corner shower cubicle with fitted chrome dual valve rain shower and a panelled bath with chrome mixer tap and shower attachment. Stylish grey wooden effect flooring with porcelain wall tiles, two opaque double glazed windows to the side elevation, chrome towel rail, downlighters and extractor fan.

OUTSIDE FRONT

The property is set back from the cul-de-sac behind a wide block paved frontage providing off-road parking for at least four vehicles with a gated brick arch side access leading to the side and rear gardens.

GARAGE

Adjoining single garage with electric roller door, power and light and personal door to the rear garden.

GARDENS

A deceptively generous proportion of gardens extending to three sides of the bungalow, laid predominantly to lawn with a generous curved wrap-around limestone paved terrace and pathways extending to either side of the property. Stepping stone path leads to a further limestone paved terrace to one corner, garden shed with power and light with personal door to the garage, outside lighting and multiple power sockets.

INSURANCE CLAIM

The property was subject to an insurance claim in 2018. The Schedule of Completed Works and Certificate of Adequacy is available if required.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is to be advised.

The EPC Rating is C.

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

