

**For Sale**

**Papaverstraat 51, Nieuw-Vennep**



# Papaverstraat 51

## Description

A delightful semi-detached house with 3 bedrooms and an open attic, a stunning garden, private driveway for 2 to 3 cars, and a 24 m<sup>2</sup> garage/storage room with a pointed ridge for extra storage. The house has enormous potential; instead of a conservatory, you could significantly expand the ground floor, and dormer windows/ridge heightening could create one or two additional bedrooms. The house is located in the wonderfully quiet, old part of Nieuw-Vennep, within walking distance of the town center, and features a spacious and beautifully landscaped southwest-facing backyard. The front of the house offers unobstructed views of the greenery. What more could you ask for?

Many amenities are within walking distance, including childcare, primary schools, sports clubs, the Symfonie shopping center, and various charming restaurants and cafes. For recreation, you can visit De Vennepershout, just a 5-minute drive away. Here you can enjoy lovely walks and finish your day with a bite to eat and a drink at the Vennep Lodge. Nieuw-Vennep train station is just a few minutes' bike ride away. From here, there are excellent connections to Hoofddorp, Schiphol Airport, Amsterdam, Leiden, and Rotterdam, among other cities. The bus stop for the R-net, bus 397, is located in the Getsewoud neighborhood and is just a few minutes' bike ride away. This is the fast bus connection to Hoofddorp and other cities, offering excellent public transport connections to Amsterdam, Haarlem, and Schiphol Airport, among others. By car, the A4 and A44 motorways are easily accessible via the N207. This high level of amenities makes it an ideal place to live.

The layout is as follows:

The entrance to the house is reached through the deep and well-maintained front garden. In the entrance hall, you will find the meter cupboard (renewed and equipped with 8 circuits, 2 earth leakage circuit breakers, and smart meters), a toilet, a storage cupboard under the stairs, the stairs to the first floor, and access to the living room. The living room is located at the front of the house and offers a lovely view of greenery. The rear of the house has been extended, creating a spacious kitchen and dining room, totaling approximately 41 m<sup>2</sup>. The ground floor features a gravel floor with underfloor heating and spray-painted walls and ceilings.

The kitchen is equipped with various built-in appliances, including a fridge/freezer, combination oven, induction cooktop and extractor hood, dishwasher, and double sink.

# Papaverstraat 51

## Description - continued

The conservatory is accessible from the dining/kitchen area through a door and sliding doors. From the conservatory, you then enter the utility room. Here you'll find connections for the washing machine and dryer, as well as practical storage space. The very spacious conservatory (approx. 23 m<sup>2</sup>) is a fantastic addition year-round, as it's enclosed with glass and, thanks to its southwest-facing location, quickly becomes a wonderful place to relax. On warm days, the glass panel doors can be almost completely retracted, creating an open connection to the back garden, making it pleasant even in warm weather.

The backyard is truly beautiful; with various flowerbeds and seating areas, there is also a beautiful wooden shed/garage (approx. 24 m<sup>2</sup>) with French doors and a pointed roof. This shed is accessible via the long driveway and through double doors in the conservatory. The current owners use the shed for storing their trailer tent, among other things. The pointed roof creates a loft that offers ample storage space, and water and electricity are also available.

The stairs in the entrance hall lead to the first floor; here you will currently find two bedrooms (previously three), a bathroom, and a separate toilet. At the rear of the house is currently one bedroom (approx. 11 m<sup>2</sup>) and a walk-in closet (5 m<sup>2</sup>). (The walk-in closet, with a built-in wardrobe, was originally a third bedroom.) At the front of the house is the second bedroom (approx. 9 m<sup>2</sup>). The first floor also features a gravel floor, and the walls are wallpapered. The bathroom is located at the front of the house and features a spacious walk-in shower, a vanity unit, and a designer radiator. The separate toilet is very practical and accessible via the landing.

The second floor is then reached via a fixed staircase. Currently, this floor houses an open space housing the central heating boiler (Nefit Proline, 2008) and the inverter for the nine solar panels. This floor can be fully configured and renovated to your own requirements. For example, by adding two dormer windows or raising the ridge, two bedrooms could easily be created.

The house has an energy label B, valid until June 2035. The house is fully insulated, has wooden window frames (painted 4 years ago), almost the entire house has double glazing, the sliding doors from 2002 have high-efficiency glazing, and the roof is fitted with 9 solar panels (2021).

"A very nice house in a wonderful location; definitely worth a viewing!"

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## General

built in 1960 \* living area approx. 84 m2 \* plot area 304 m2 \* energy label B \*  
currently 2 bedrooms with the possibility of 5 \* beautiful garden on the southwest \*  
spacious driveway with space for several cars \* beautiful and spacious storage  
room with pointed roof \* delivery in consultation

## Characteristics

Asking price	: € 475.000,- k.k.
Type of home	: Semi detached
Living area	: Approx. 84 m2
Lot area	: Approx. 304 m2
Year of construction	: 1960
Number of rooms	: 4, of which two bedrooms
Garden direction	: Southwest
Heating system	: Nefit Proline, 2008
Insulation	: Double glazing, floor, wall and roof insulation
Energielabel	: B, valid until June 2035

## Home website

More information about this property can be found at <https://www.papaverstraat51.nl>

This information has been compiled by us with the necessary care. However, no liability is accepted on our part for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All stated sizes and surfaces are indicative.



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## Pictures





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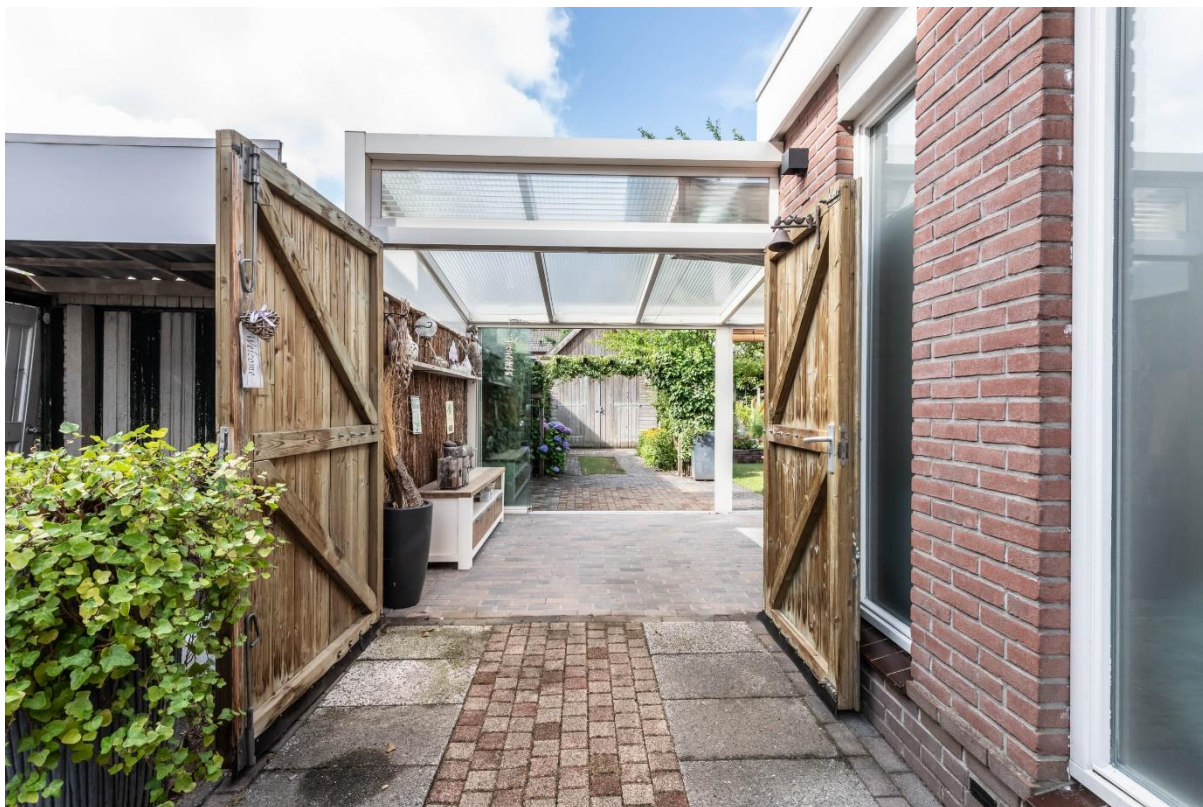


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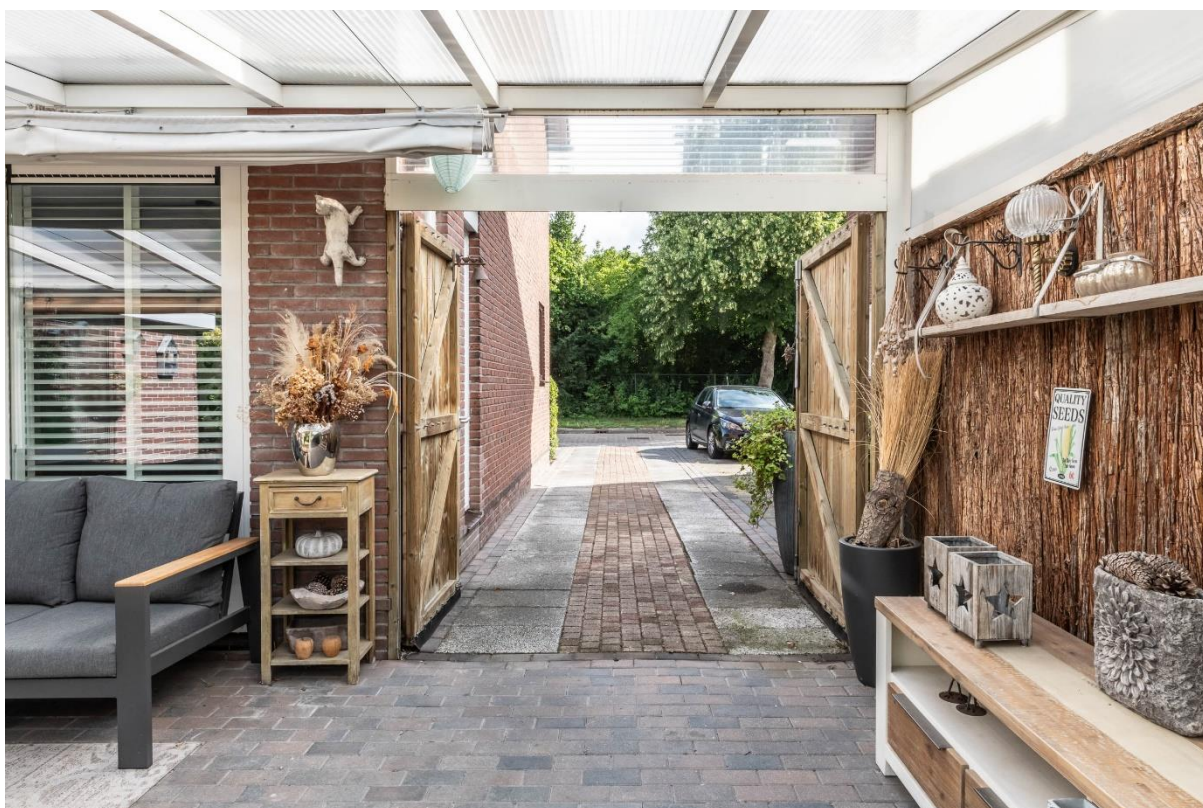
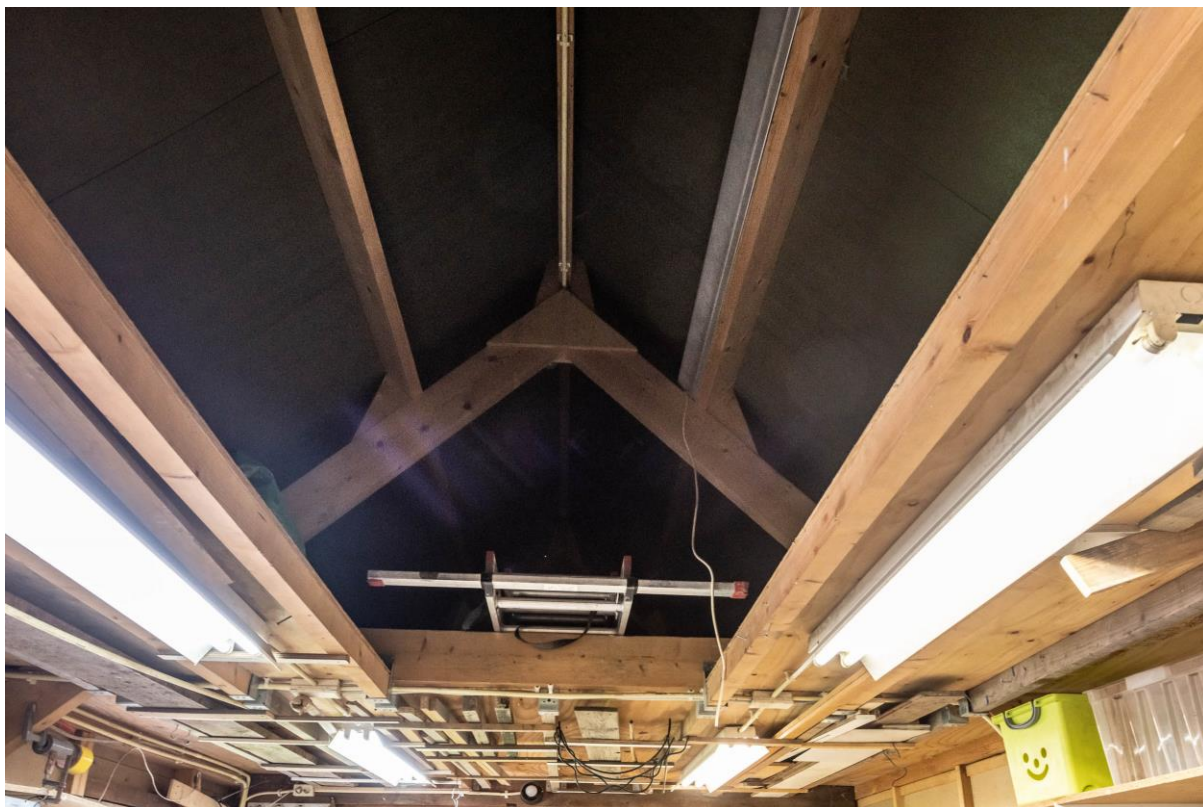


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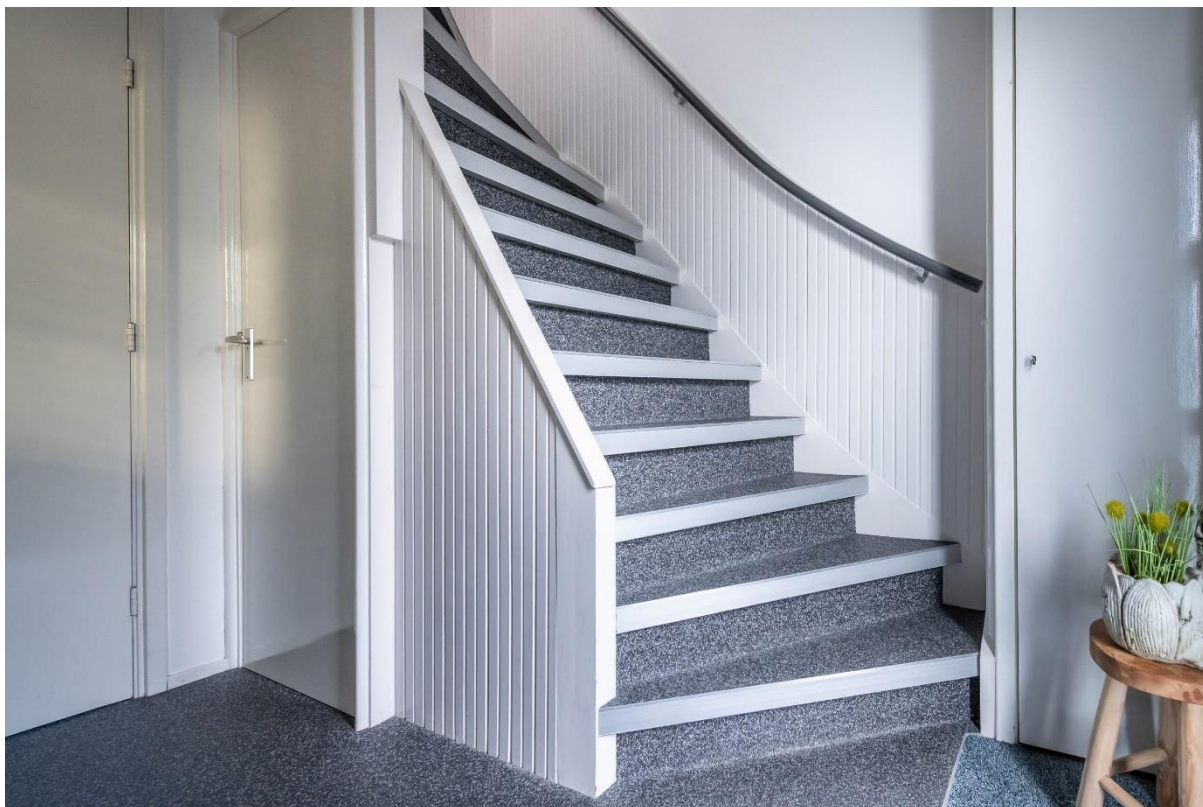




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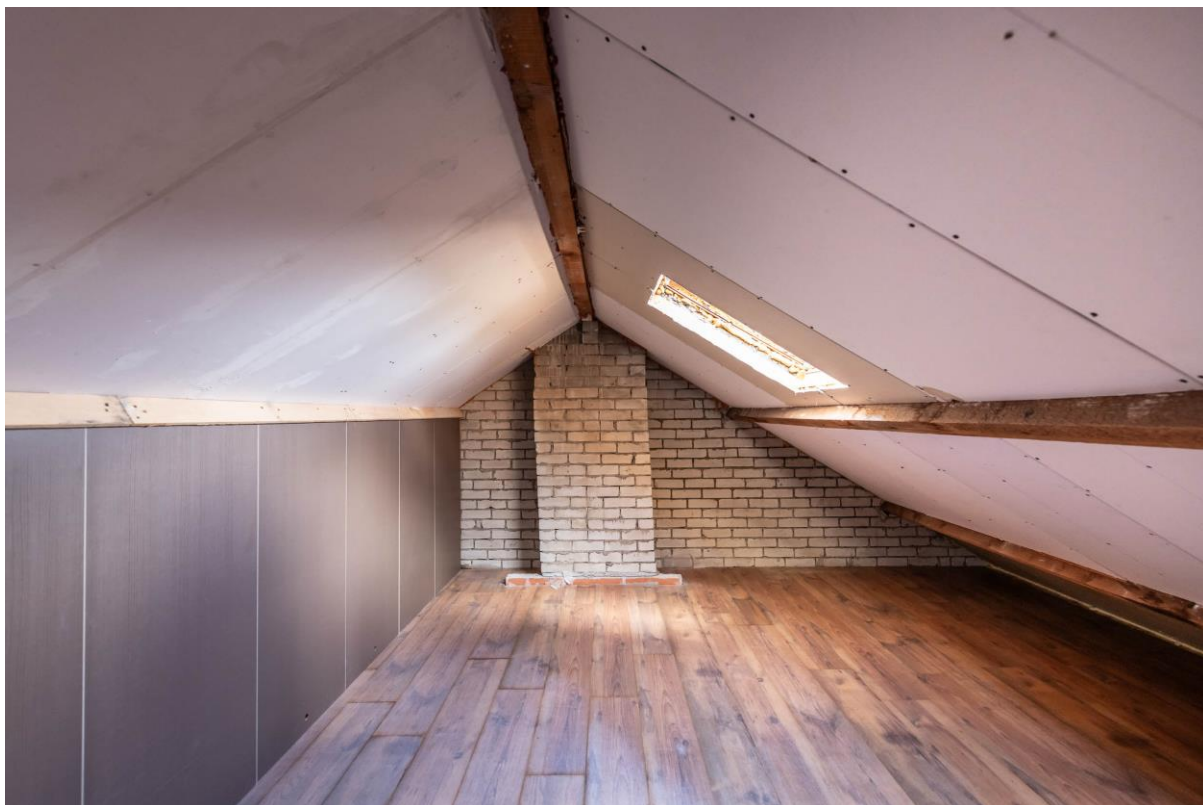




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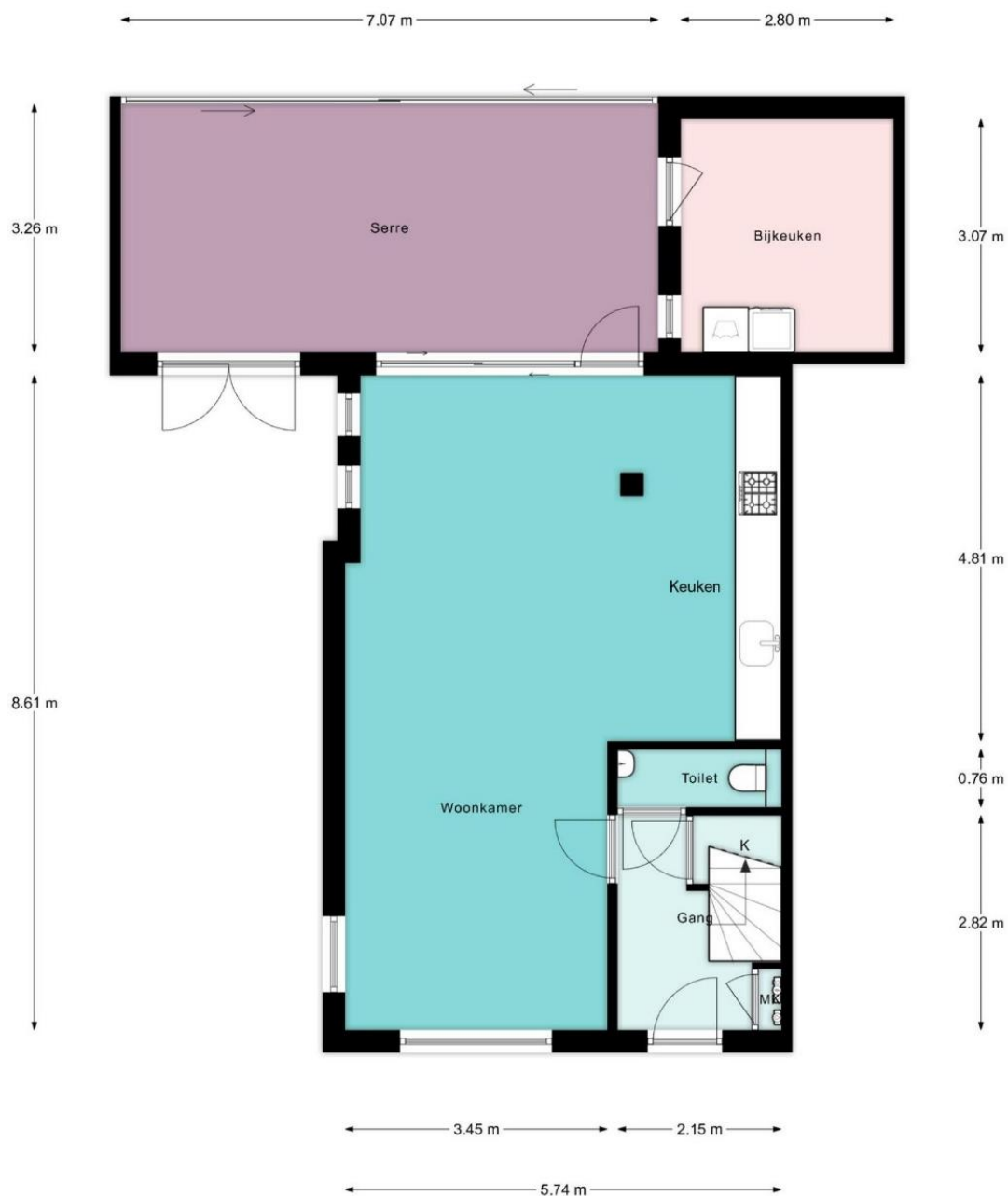
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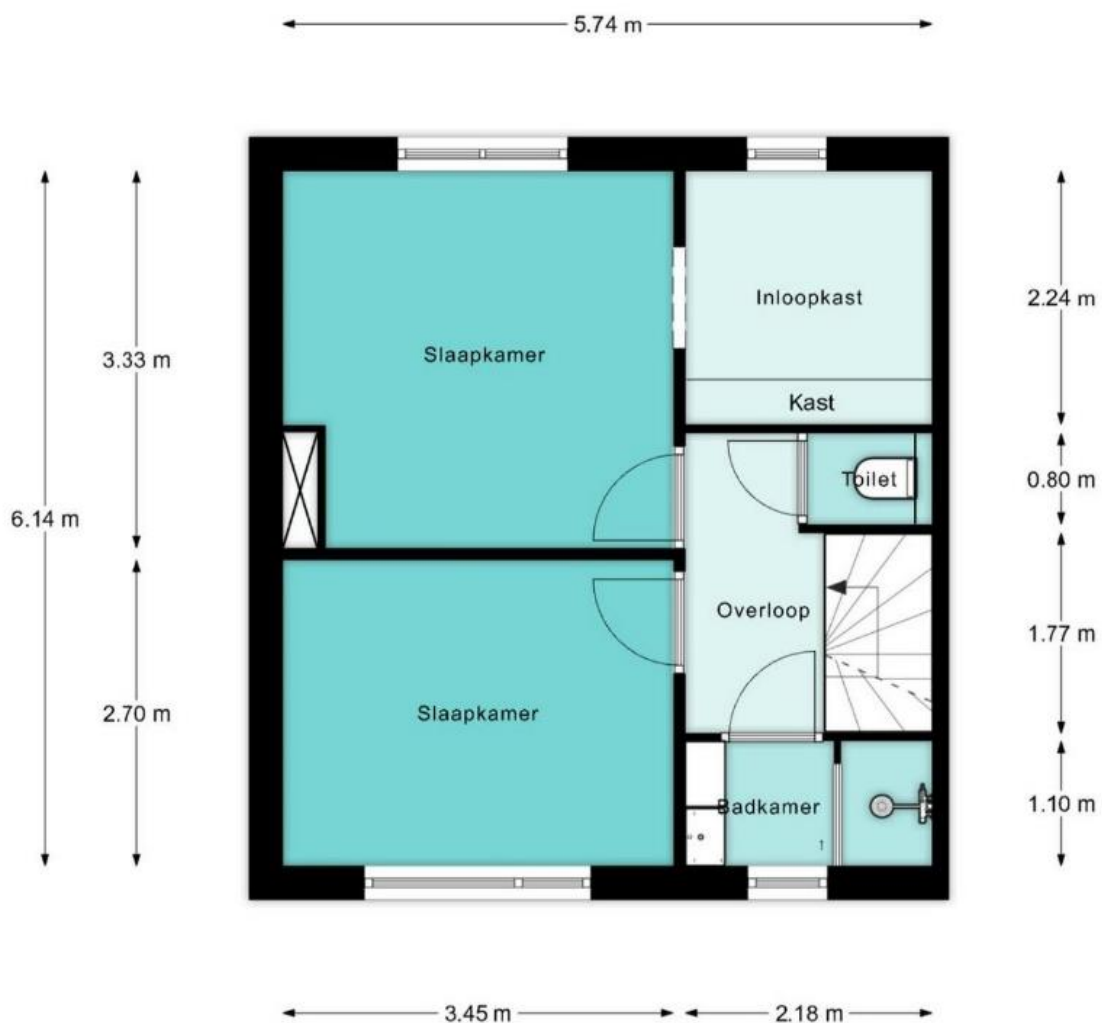
# Papaverstraat 51

## Floor plan - ground floor



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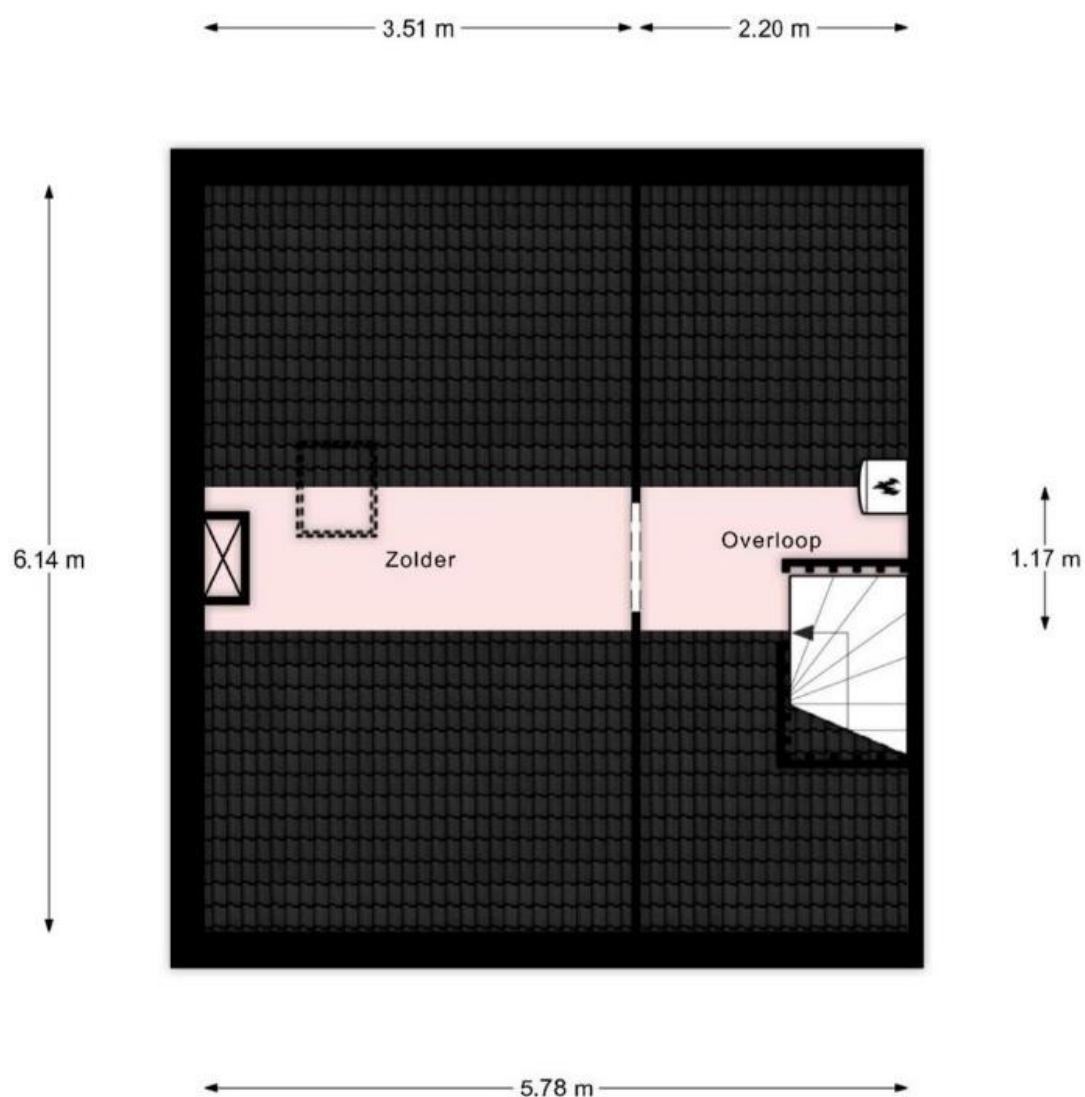
## Floor plan - first floor





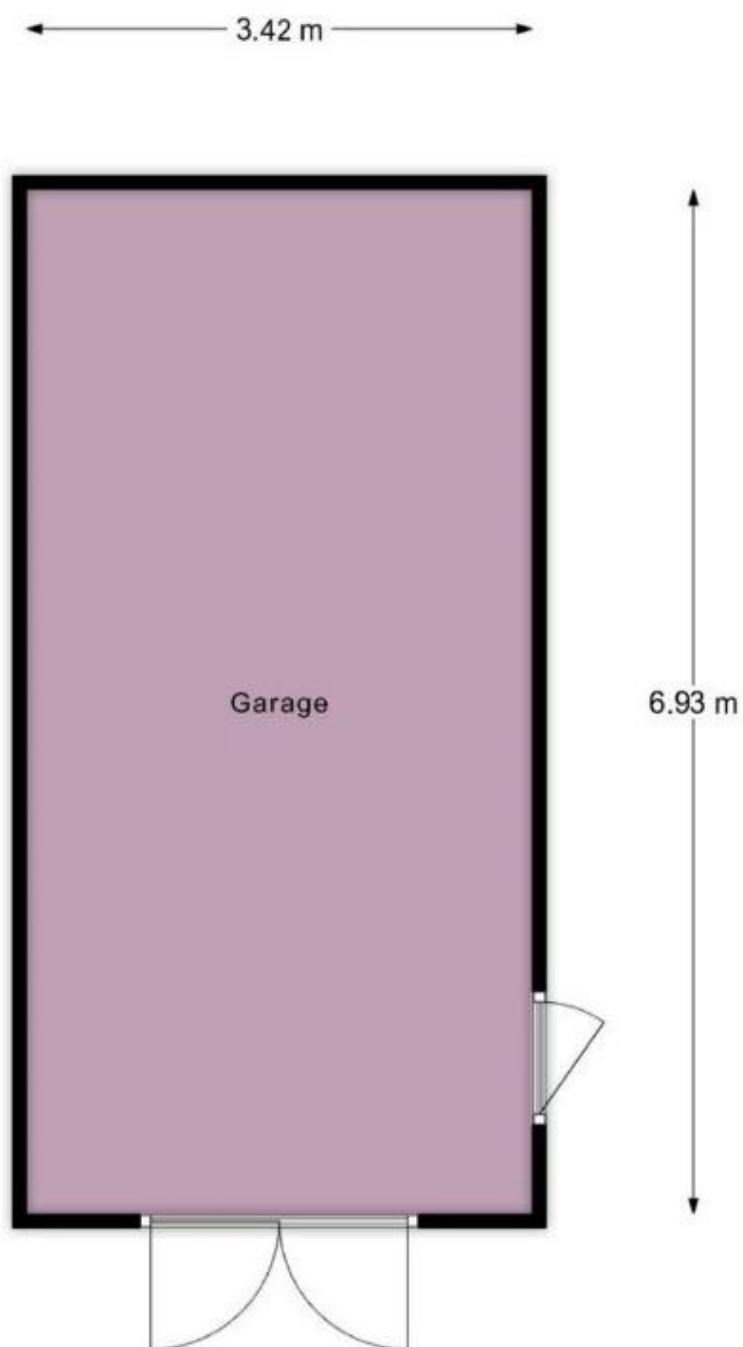
# Papaverstraat 51

## Floor plan - second floor



# Papaverstraat 51

## Floor plan - garage





## Interested?

Feel free to contact us for more information or to schedule a viewing.

You can call us at +31 23-5571999 or email us at [info@staatshuysen.nl](mailto:info@staatshuysen.nl). We're happy to assist you!

### Opening Hours

Monday - Thursday: 9:00 - 17:30

Friday: 9:00 - 17:00

## Need help with your purchase?

Buying a house is not something you do every day. We will guide you through every step, from your search to the handover of the keys. With our market knowledge and experience, we will take a critical look, without emotional involvement.

During an introduction, we will discuss your housing needs and budget. We will then actively help you search and use our network. During viewings, we will pay attention to construction and legal aspects, while you assess whether the house suits you. Is it the house? Then we will negotiate for the best price and conditions.

Call us for a no-obligation introductory meeting: 023-5771999.

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Do you want to be the first to see our newest housing offer, before it is on Funda? Scan the QR code and sign up!

