



Bedwell Crescent, Stevenage, SG1 1ND

**£475,000**



4



2



2



**Bedwell Crescent, Stevenage**

GUIDE PRICE £475,000 - £500,000

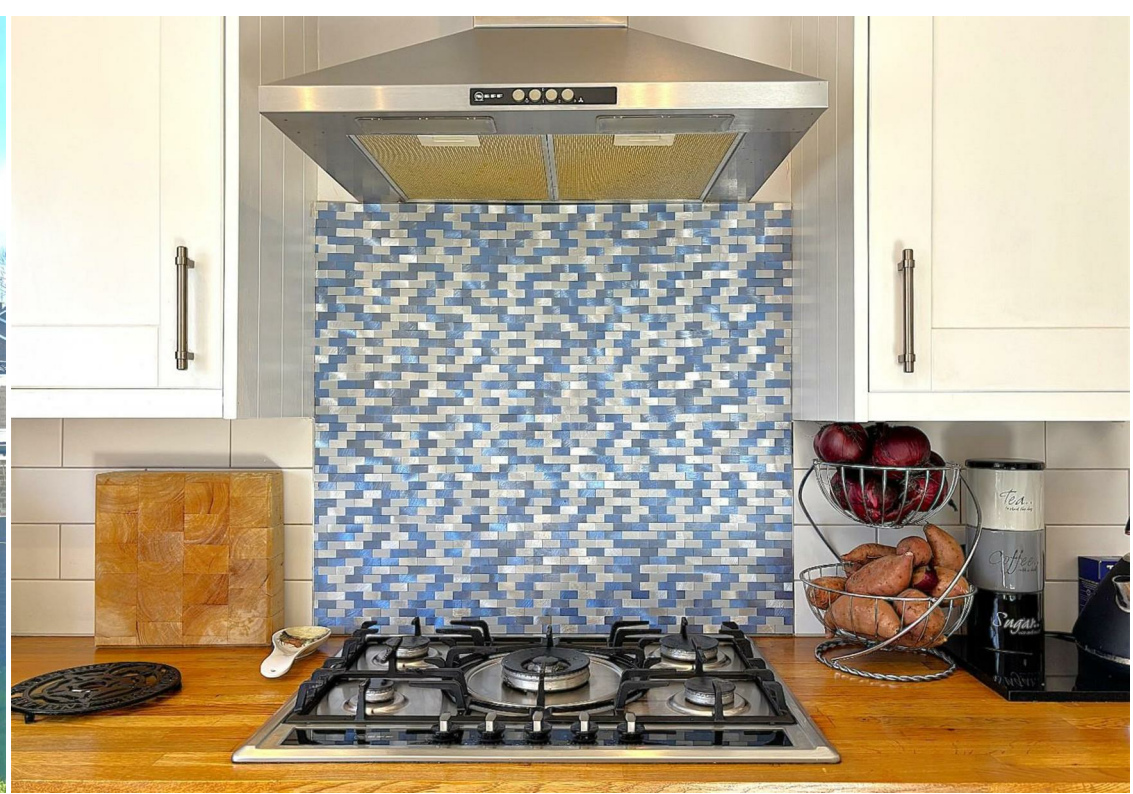
**\*\* CHAIN FREE \*\*** and located on a spacious corner plot and offering the potential to further extend (STPP), this beautifully modernised and extended four-bedroom detached home offers stylish living to the highest standard. Perfectly suited for family life, it is within walking distance of schools and local amenities, making it an ideal choice for those seeking convenience and comfort.

Upon entering, you'll be greeted by a spacious hallway that leads to the bright, open-plan kitchen and dining area. The kitchen has been extended, featuring modern countertops and plenty of storage space. Adjacent to the kitchen is a convenient utility room and downstairs WC. At the front of the property is a cosy living room with a fireplace and a bay window. Upstairs, you'll find four well-sized bedrooms, including three double rooms. The master bedroom offers ample space for wardrobes and benefits from its own en-suite bathroom.

The front garden features a range of plants and shrubs, with a path leading to the front door and access to the rear garden. The expansive rear garden wraps around the property and is divided into several sections, including a patio area off the dining room, perfect for alfresco dining. The garden also includes a planting area and a large lawn. A new fence offers privacy from passers-by, and there is a second gate providing access to the driveway and garage.











Front door into:

**Entrance Hall:**

Radiator, stairs to first floor and door to:

**Dining Room:**

16'4 x 10'

Doors opening to rear garden, radiator, appliance space for American fridge/freezer, opening and door to:

**Kitchen:**

12'9 x 8'6

Fitted with a range of base and wall mounted units with wooden worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, two built in ovens, dishwasher and washing machine, five ring gas hob with extractor fan over, radiator and UPVC double glazed window to rear.

**Living Room:**

16'4 x 11'5

UPVC double glazed window to front, radiator and fireplace.

**Utility Room:**

7'5 x 6'3

Cupboard, opaque UPVC double glazed window to side, door opening to garden and door to:

**WC:**

Low level WC and wash hand basin with mixer tap.

**First Floor Landing:**

Radiator, UPVC double glazed window to side, loft access and doors to:

**Bedroom One:**

16'10 x 9'9

UPVC double glazed window to rear, radiator and door to:



**Ensuite:**

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap and rainfall shower head, chrome heated towel rail and opaque UPVC double glazed window to side.

**Bedroom Two:**

11'5 x 9'5

UPVC double glazed window to front, radiator and cupboard.

**Bedroom Three:**

11'5 x 9'5

UPVC double glazed window to front and radiator.

**Bedroom Four:**

11'11 x 7'

UPVC double glazed window to rear and radiator.

**Bathroom:**

Opaque UPVC double glazed window to side, low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower head above, tiled and chrome heated towel rail.

**Garden:**

Mainly laid to lawn with raised timber decking and enclosed by panel fencing, outside light and tap, shed, pedestrian gated rear and front access.

**Garage:**

17'6 x 8'9

With up and over door, power and light.


**Parking:**

Driveway for three cars.



Total area: approx. 138.9 sq. metres (1495.3 sq. feet)

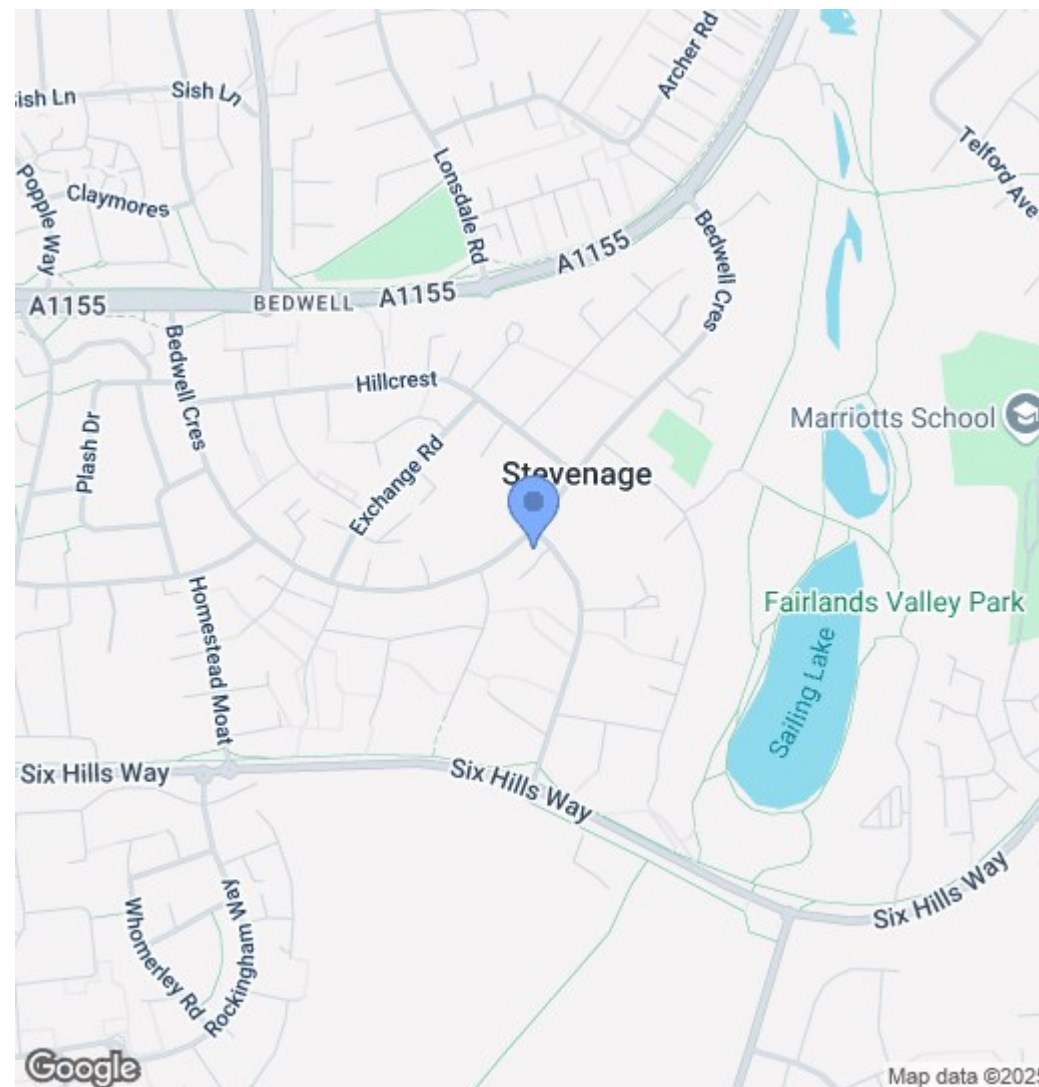
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**mather**  
**estates**  
independent agents



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**129 High Street, Old Town, Stevenage, Herts, SG1 3HS**  
**01438 748007 | stevenage@matherestates.com**