



Wildwood Lane, Stevenage, SG1 1TA

£399,000



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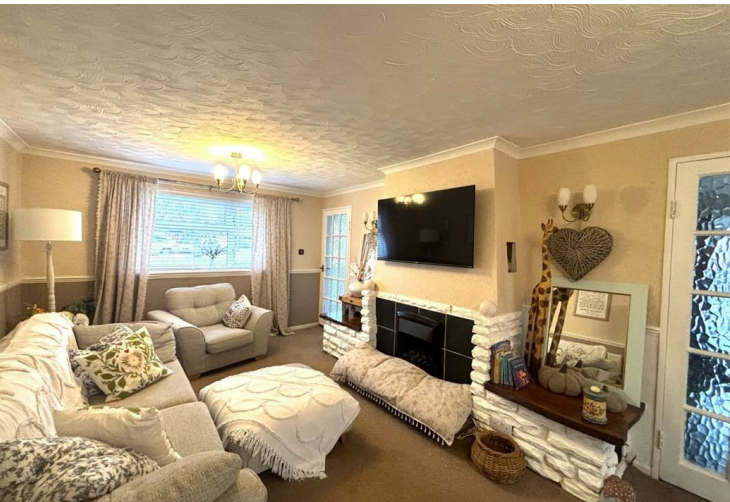


**Wildwood Lane, Stevenage**

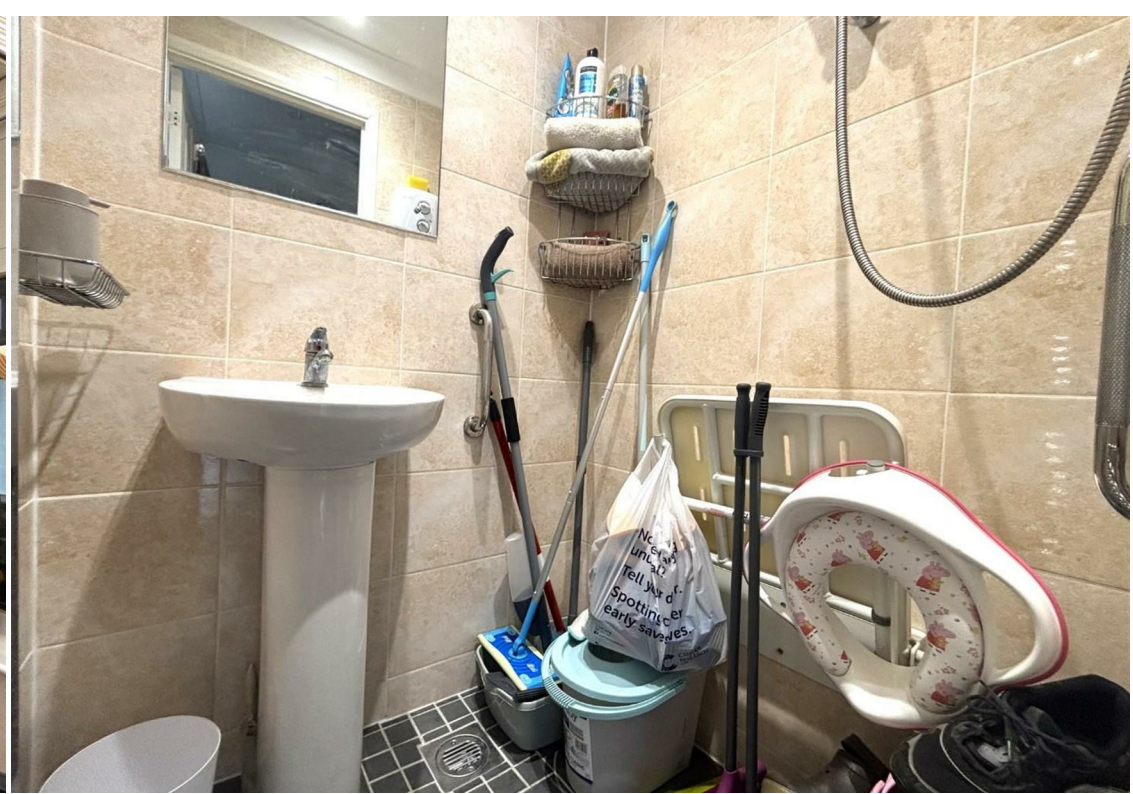
Nestled in the peaceful road of Wildwood Lane and sitting on a larger than average plot, this end-terrace home perfectly combines comfort, style, and practicality. Offering three generous reception rooms, the property provides superb versatility for modern living — ideal for relaxing, entertaining, or working from home. Downstairs also provides a utility room and wet room for added convenience.

Upstairs, three well-proportioned bedrooms are bathed in natural light, complemented by a bathroom that enhance everyday convenience. The thoughtfully designed layout ensures a natural flow throughout, creating a warm and welcoming feel from the moment you step inside.

Set within a peaceful residential location yet within easy reach of local amenities and transport links, this property offers the best of both worlds — tranquillity and accessibility. A wonderful opportunity to secure a spacious and inviting home.











#### **Entrance Hall:**

UPVC double glazed window to front, radiator, cupboard, stairs to first floor and doors to:

#### **Living Room:**

20'7 x 11'2

UPVC double glazed window to front, radiator, fireplace and sliding doors to:

#### **Conservatory:**

11'4 x 11'2

UPVC double glazed windows and door opening to garden.

#### **Dining Room:**

13'2 x 11'3

UPVC double glazed window to side, door opening to kitchen and radiator.

#### **Kitchen:**

12'1 x 9'4

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven and low level fridge, appliance space for fridge/freezer and dishwasher, tiled throughout UPVC double glazed window to rear and door to:

#### **Utility Room:**

7'2 x 5'6

Appliance space for washing machine and dryer, door opening to garden and doors to:

#### **WC:**

Low level WC, tiled throughout and UPVC double glazed window to rear.



#### **Wet Room:**

Tiled throughout, sink with mixer tap, shower head and chrome heated towel rail.

#### **First Floor Landing:**

Loft access, cupboard and doors to:

#### **Bedroom One:**

11'2 x 10'9

UPVC double glazed window to front, radiator.

#### **Bedroom Two:**

14'3 x 8'8

UPVC double glazed window to front, radiator.

#### **Bedroom Three:**

9'4 x 9'1

UPVC double glazed window to rear, radiator and built in wardrobes.

#### **Bathroom:**

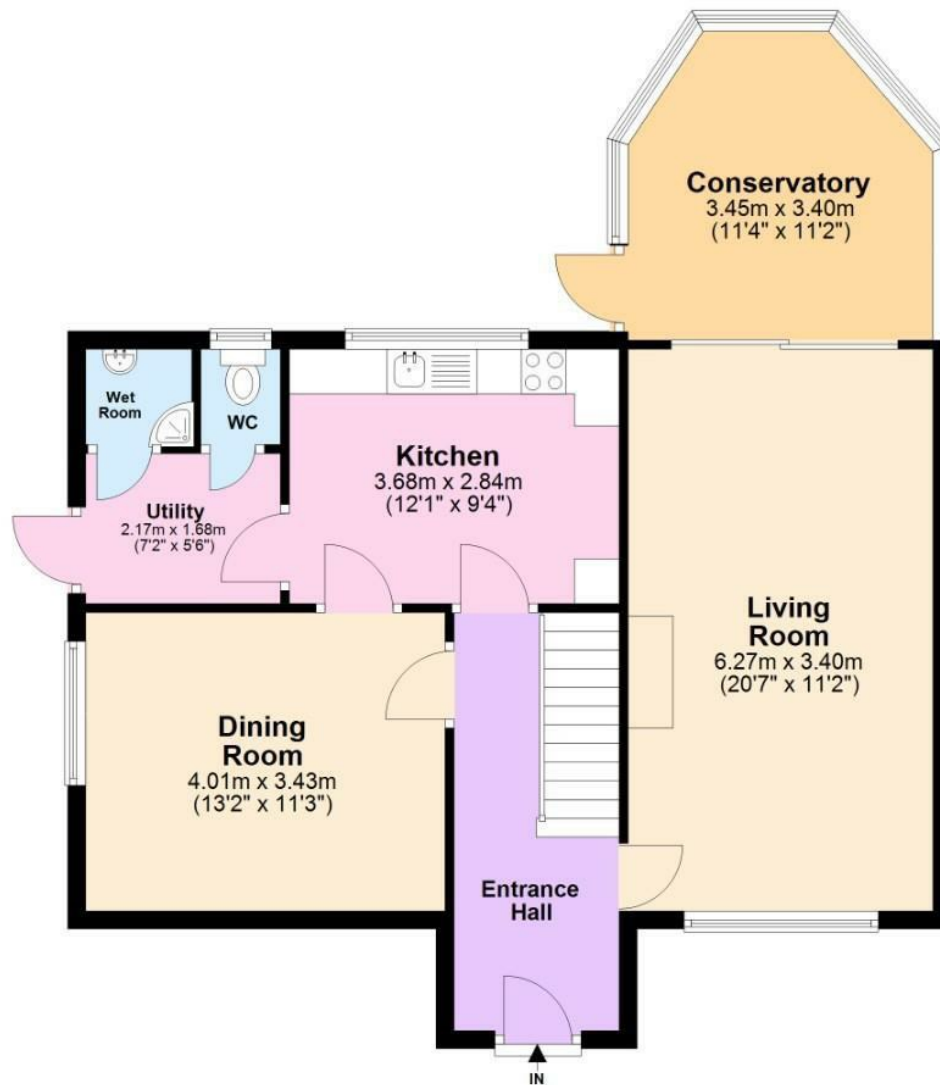
9'10 x 6'1

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, walk in shower with mixer tap, radiator and opaque UPVC double glazed window to rear.

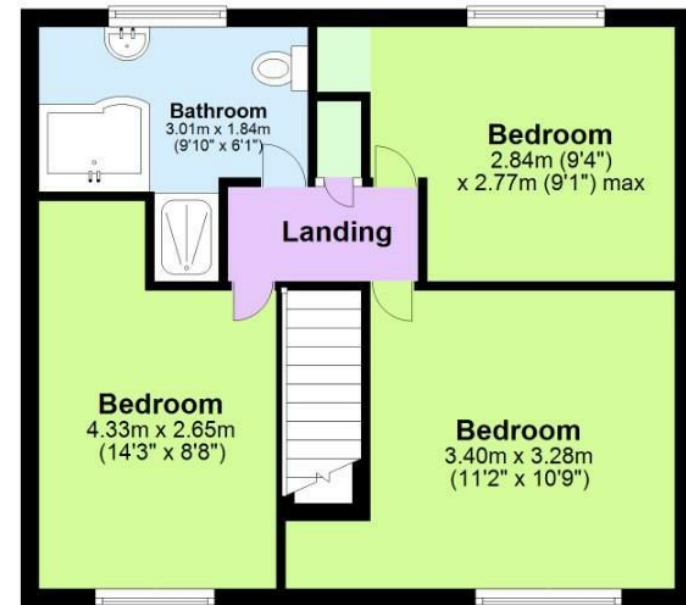
#### **Garden:**

Paved patio seating area leading to lawn and enclosed by panel fencing, feature pond, pedestrian gated side access, outlook light and tap.

## Ground Floor





## First Floor



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)

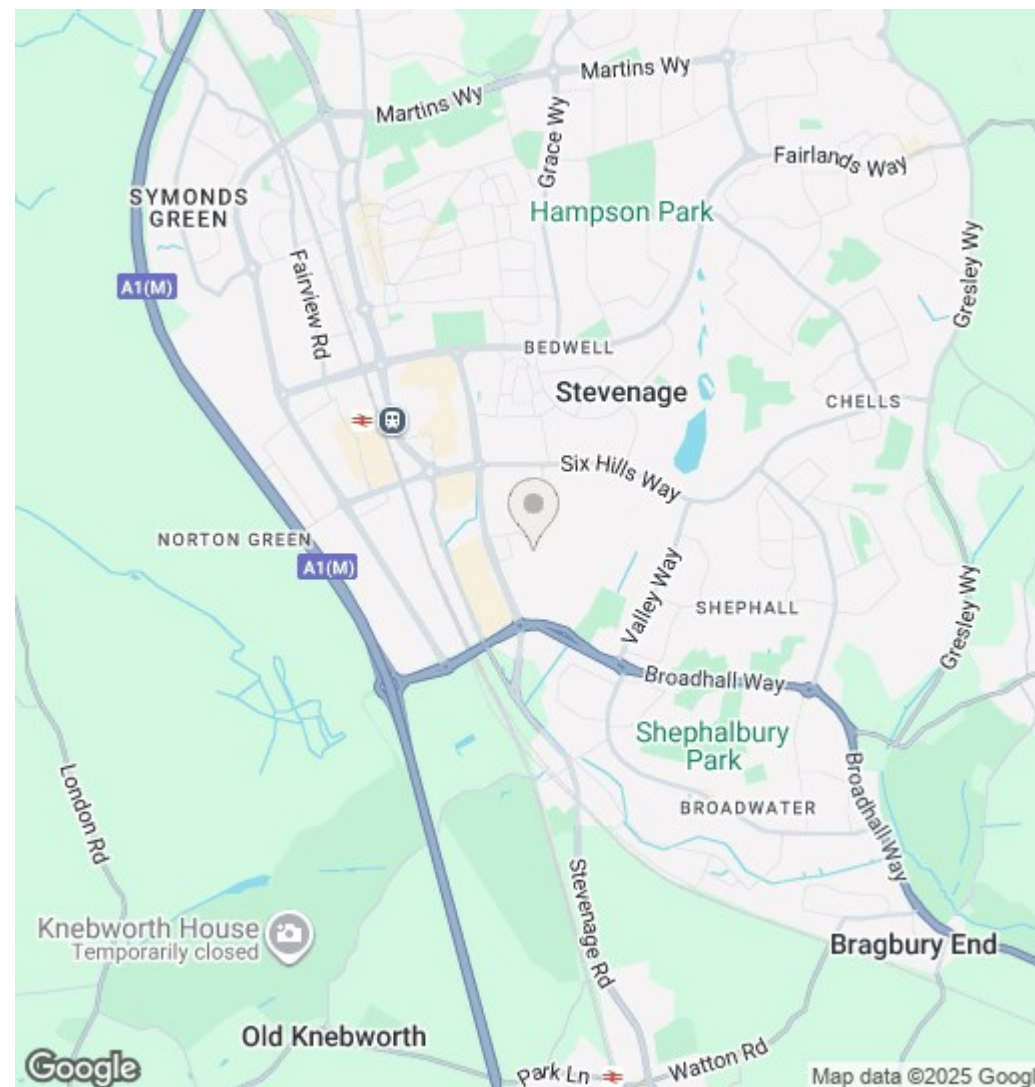


Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient -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

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



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