



**Connells**

Park Crescent  
Stewartby Bedford





## Property Description

This well presented semi detached house, within a corner plot, offers a comfortable and inviting living space. The living room features a bay window and patio doors opening to the rear garden, perfect for entertaining, The well designed kitchen provides ample space, catering to both functionality and aesthetics. The family bathroom is a modern wet room with contemporary fixtures and fittings.

Adding to the appeal, the well presented garden, offers privacy, mature plants and shrubs, there's an outbuilding that enhances the property's versatility. Whether it becomes a cosy home office or extra storage, it provides valuable additional space to suit various needs. Overall, this semi detached house combines practicality and a warm and welcoming environment.

NO ONWARD CHAIN and located in the sought after village of Stewartby and close to local amenities.

## Entrance / Hallway

Composite front door, double glazed window, hallway with radiator and leading to :-Living room, kitchen. Stairs rising to first floor.

## Cloak Room

Double glazed window to rear aspect. WC, hand wash basin,

## Living Room

23' 6" into Bay Window x 14' 2" ( 7.16m into Bay Window x 4.32m )

Double glazed bay window to front aspect, patio doors to rear garden, two radiators, TV point.

## Kitchen

11' 10" x 8' 6" ( 3.61m x 2.59m )

Double glazed window to side aspect, wall to base fitted units with easy clean work surfaces, sink with drainer, electric oven, electric hob with extractor hood over, cupboard housing Worcester central heating boiler, space for fridge freezer, vinyl flooring, plumbing for washing machine French door to cloak room and outbuilding.

## Passageway

Double glazed door to front and to rear garden, with built in storage cupboard double glazed window to front aspect of storage cupboard.

## First Floor

### Landing

With access to loft and doors to bedrooms and bathroom.

### Bedroom 1

14' 2" max x 11' 1" ( 4.32m max x 3.38m )

Double glazed window to rear aspect, radiator, carpeted floor.

### Bedroom 2

10' 5" x 10' 8" ( 3.17m x 3.25m )

Double glazed window to front aspect, radiator, carpeted floor, tv point, telephone point.

### Bedroom 3

11' 1" x 8' 8" ( 3.38m x 2.64m )

Double glazed window to rear aspect, carpeted floor, radiator.

### Bathroom / Wet Room

Double glazed window to front aspect, radiator, wc, shower, hand wash basin, tiling, extractor fan.

## Outside

### Outbuilding

12' 1" x 11' 3" ( 3.68m x 3.43m )

Two double glazed windows to rear aspect, one double glazed window to the side aspect, power and light. carpeted floor. The smaller store area has a single glazed window to the front aspect.

### Front Garden

Shingled sweeping driveway and path to front door, well landscaped lawn areas. Mature bushes and shrubs, and a charming monkey tree,

### Rear Garden

Mostly laid to lawn with a brick wall, a mature willow tree, flower borders and paved patio area, side gate access.















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**EPC Rating: D**

Tenure: Freehold

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