

Bedwell Crescent Stevenage Hertfordshire SG1 1ND.

Guide Price £475,000



Bedwell Crescent, Stevenage, Hertfordshire, SG1 1ND.

Council Tax Band: D

OFFERED FOR SALE WITH A GUIDE PRICE OF £475,000 to £500,000 is this detached family home situated within walking distance of the town centre, train station and local amenities. The property has been extensively upgraded by the current owner and benefits from a modern refitted kitchen with an array of built in appliances, downstairs WC, utility room, two good sized reception rooms, Ensuite to the master bedroom and a separate family bathroom. Outside you have gardens to the front and rear along with a garage and driveway. The only way to fully appreciate this property is to take a look inside!

Entrance Hall

11'6 x 2'11 (3.51m x 0.89m)

Accessed by a double glazed front door with glazed side panel, stairs leading upto the first floor, inset spotlights, tiled flooring, radiator. Double glazed side door and doors leading to the downstairs WC and utility room.

Lounge

16'4 x 11'6 (4.98m x 3.51m)

Double glazed bow window to the front aspect, feature fireplace, radiator, inset spotlights.

Dining Room

Double glazed french doors to the rear garden, tiled flooring, radiator, fitted floor to high level cabinets, access into the kitchen.

Kitchen

13'4 x 8'7 (4.06m x 2.62m)

Double glazed window to the rear aspect, modern fitted wall and base level units with antique style brass handles, built in appliances to include a 5 ring gas burner hob with chimney hood over, dishwasher, washing machine, side by side 'Neff' ovens(one with plate warming draw), oak block style worktops with one and a half bowl sink drainer, inset spotlights, splashbacks and tiled flooring.

Utility Room

9'10 x 6'3 (3.00m x 1.91m)

Double glazed opaque window to the side aspect, hot water tank, space for fridge/freezer.

Downstairs WC

3'4 x 2'9 (1.02m x 0.84m)

Low level WC with inset wash hand basin, tiled splashbacks, inset spotlight.

Landing

15'6 x 2'7 (4.72m x 0.79m)

Doors to all rooms, twin loft access, double glazed window to the side aspect, inset spotlights, radiator.

Bedroom One

16'9 x 10'0 (5.11m x 3.05m)

Double glazed window to the rear aspect, radiator, inset spotlights.

Ensuite

8'8 x 3'0 (2.64m x 0.91m)

Double glazed opaque window to the side aspect, cistern enclosed low level WC, vanity wash hand basin, built in shower cubicle with tiled splashbacks and a rainfall shower head and separate handset, chrome heated towel rail.

Bedroom Two

11'6 x 9'11 (3.51m x 3.02m)

Double glazed window to the front aspect, radiator, inset spotlights.

Bedroom Three

11'6 x 9'7 (3.51m x 2.92m)

Double glazed window to the front aspect, built in cupboard.

Bedroom Four

10'0 x 6'11 (3.05m x 2.11m)

Double glazed window to the rear aspect, inset spotlights.

Family Bathroom

7'0 x 5'5 (2.13m x 1.65m)

Double glazed opaque window to the side aspect, panel enclosed 'P' shaped bath with shower over, cistern enclosed low level WC, vanity wash hand basin, tiled splashbacks and tiled flooring, chrome heated towel rail, inset spotlights.

Frontage

Laid to lawn with path to the front door.

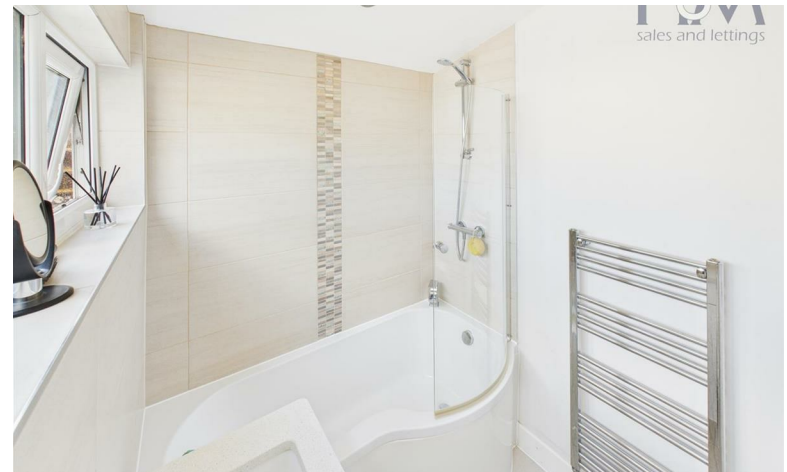
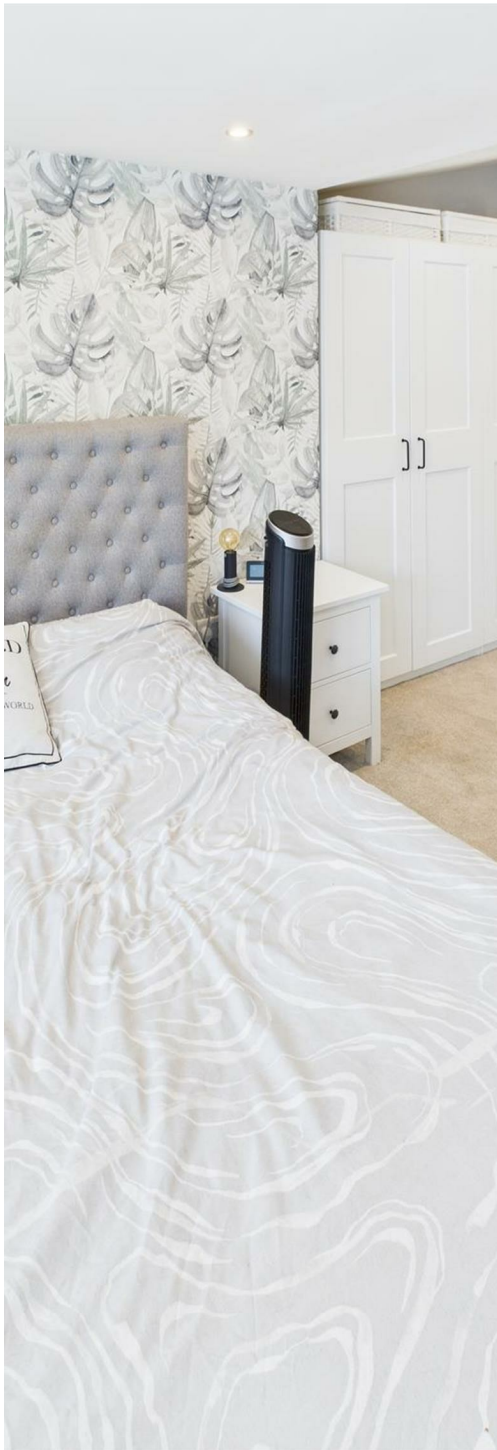
Rear Garden

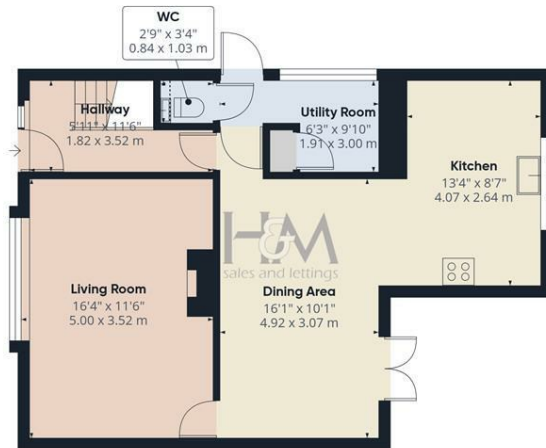
Raised decked area with paved path leading to a rear gate, raised lawned area and shingled area with hardstanding for a shed.

Garage

16'9 x 8'11 (5.11m x 2.72m)

Up and over door, power and light.





Approximate total area⁽¹⁾
1335 ft²
124 m²

Reduced headroom
1 ft²
0.1 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	