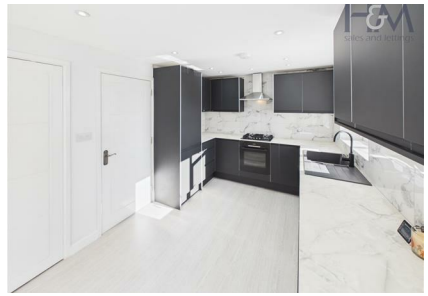
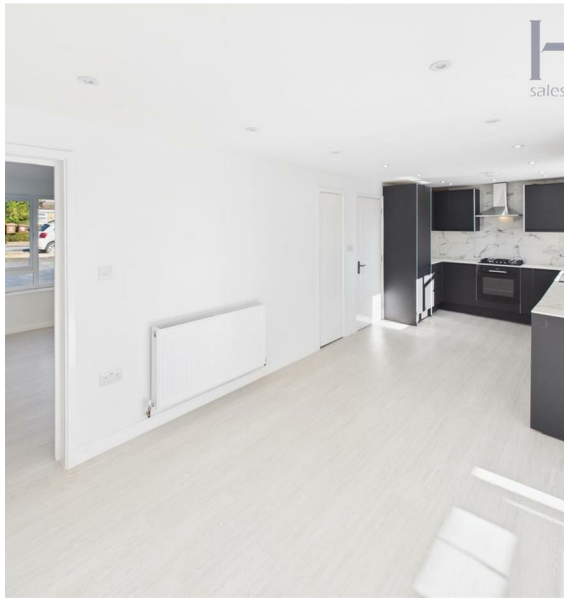
Broadwater Crescent Stevenage Hertfordshire SG2 8EU.
Price Guide £450,000

H&M sales and lettings















Broadwater Crescent, Stevenage, Hertfordshire, SG2 8EU.
Council Tax Band: D

Guide Price £450,000 - £475,000. Located on Broadwater Crescent, Stevenage, this beautifully refurbished four-bedroom semi-detached family home is ready for its new owners. The property has been fully renovated throughout and offers generous living accommodation, including: two spacious reception rooms, a large kitchen/dining room, along with a utility room and a southerly-facing rear garden. Refurbished to a high standard throughout. Viewing appointments are limited, so early booking is recommended. To reserve your viewing slot, please contact Homes & Mortgages on 01438 728444. Don't miss the opportunity to view this stunning family home.

Entrance Hall
11'3" x 6'0" (3.44 x 1.84)
New double glazed door to front aspect, wood effect flooring, heated towel rail, recessed spotlights, stairs to first floor landing and doors to:

Downstairs cloakroom
4'4" x 2'7" (1.34 x 0.80)
Double glazed window to side aspect, low level WC with wash hand basin over, extractor fan, tiling to one wall and floor.

Utility room
7'10" x 5'4" (2.41 x 1.64)
Double glazed window and door to side aspect, fitted storage, and plumbing for a washing machine. Gas-fired combination boiler,

Lounge
11'8" x 10'0" (3.57 x 3.07)
Double glazed window to front aspect, wood effect flooring, recessed spotlights, double radiator, high level power points for all mounted TV.

Kitchen / Diner
23'8" x 9'1" opening to 17'1" (7.23 x 2.79 opening to 5.23)
Newly fitted kitchen with wall and base units, complimentary tiled splashback, integrated electric oven with four ring gas hob over, Stainless steel extractor hood, dishwasher, and space for integrated fridge/freezer. Recessed spotlights and pantry storage. The dining area opens into a bright orangery room, with recessed spotlights and UPVC double glazed windows and doors overlooking the rear garden. An ideal dining room/family room combined.

First Floor Landing
10'11" x 3'3" (3.34 x 1.01)
Stairs from entrance hall, loft access with ladder, double radiator and doors to:

Bathroom
7'6" x 5'7" (2.31 x 1.71)
Double glazed window to rear aspect, full tiled walls, extractor fan, heated towel rail, vanity wash hand basin with light up medic cabinet over, low level WC, panel bath with mixer taps & Shower over, glass shower screen and tiled floor.

Bedroom one
11'5" x 9'11" (3.48 x 3.04)
Double glazed window to front aspect, built in wardrooms and double radiator.

Bedroom Two
11'3" x 8'3" (3.44 x 2.54)
Double-glazed window to front aspect, built-in wardrobes and double radiator.

Bedroom Three
10'6" x 6'7" (3.21 x 2.03)
Double glazed window to rear aspect and double radiator.

Bedroom Four
9'0" x 8'10" (2.75 x 2.70)
Double glazed window to rear aspect and double radiator.

Rear Garden
Landscape rear garden with large tiled patio stepping down to laid lawn, wood fence surround, side gate access with space for bin storage. Outside cold water tap and power points

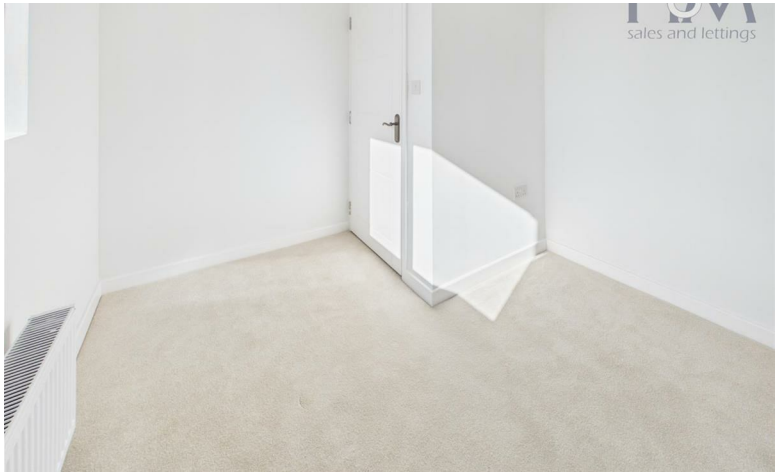
Front Of Property
Block paving to the front, with shingled areas on the left and right sides. Side Gate Access.

Refurbishment
New Roof tiles and insulation
Porch tiles
Landscape rear garden
Radiators
Kitchen
Bathroom
Carpets and flooring throughout
EICR & gas safety certificate will be provided.











Approximate total area(1)

1022 ft²

94.8 m²

Balconies and terraces

572 ft²

53.1 m²

(1) Excluding balconies and terraces

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

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