



Nodes Drive
Stevenage | SG2 8AL

AGENT HYBRID

**Guide Price £350,000 -
£365,000**

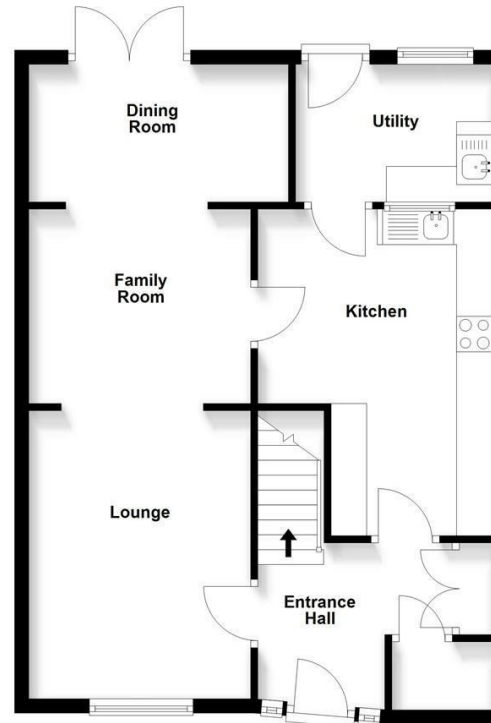


GUIDE PRICE £350,000 - £365,000 * We are pleased to present to the market this well-presented and extended three-bedroom mid-terraced home, ideally situated in the popular Broadwater area of Stevenage. The accommodation begins with an entrance hallway, providing access to two useful storage cupboards and a generous lounge, which flows seamlessly into a family room, creating a versatile and sociable living space. To the rear, you will find a modern kitchen, fitted with sleek white gloss units, complemented by polished grey floor tiles and metro-style splashbacks. The property has been thoughtfully extended to enhance the ground floor, now offering a dedicated dining room off the family room and a separate utility room off the kitchen. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, a family bathroom, and a separate WC, providing practicality for family living. Externally, the property benefits from a well-maintained east-facing rear garden, extending to over 60ft in depth. The garden features a patio seating area, a lawn, an attractive rockery with a small pond, and two storage sheds positioned at the far end. Parking is available within the road on a first-come, first-served basis. This is a fantastic opportunity for families or first-time buyers seeking a spacious home in a well-established residential area.

DIMENSIONS

- Entrance Hallway
- Lounge 13'4 x 10'3
- Family Room 10'3 x 8'9
- Dining Room 12'0 x 6'4
- Kitchen 15'1 x 10'0
- Utility 8'1 x 6'4
- Bedroom 1: 13'8 x 10'3
- Bedroom 2: 14'3 x 7'6
- Bedroom 3: 8'3 x 7'4
- Bathroom 7'5 x 5'4
- WC

Ground Floor
Approx. 58.6 sq. metres (630.9 sq. feet)



First Floor
Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
		81
	61	

Agent Hybrid

57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID