



368 Broadwater Crescent | Stevenage | SG2 8HG

Asking Price £400,000

An exceptional three bedroom extended end of terrace house situated on the Broadwater estate on the South side of Stevenage with excellent road connections to the town centre. This lovely home has been completely refurbished to a very high standard with ground floor extensions to both front & rear of the property. Of particular note is the large lounge/diner and the spacious reception hall. Benefits include gas fired central heating, recently installed Combi boiler, uPVC double glazed windows and lots of built-in storage. Externally there is a small but attractive front garden with seating area, a West facing rear garden with extensive decking and pergola, and off street parking to the rear of the property for up to three vehicles. This excellent family home is within walking distance of a number of shops and other amenities. AN EARLY VIEWING IS HIGHLY RECOMMENDED !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Replacement Front Door

Leading into:

Entrance Hall

10'5 x 9'5 (3.18m x 2.87m)

uPVC double glazing window front. Radiator. Access to staircase to first floor. Large double fronted built-in cupboard containing light & ring doorbell control box. Amtico luxury vinyl tiling (LVT). Doors to downstairs cloakroom, kitchen/diner and:

Sitting Room

11'5 x 10'0 (3.48m x 3.05m)

uPVC double glazed window with bespoke plantation shutters. Radiator.

Downstairs Cloakroom/WC

6'4 x 2'11 (1.93m x 0.89m)

uPVC double glazed window to side with obscure glass. Vanity unit with inset wash hand basin and low flush WC. Ladder style radiator. Extractor fan. Wood laminate floor covering.

Kitchen/Diner

12'0 x 11'3 (3.66m x 3.43m)

uPVC double glazed window to rear. Good range of wall & base units incorporating single drainer sink unit with mixer tap. Integrated four ring induction hob with ceramic backplate & extractor above. Separate integrated double oven with grill and microwave. In addition the wine cooler, washing machine and dishwasher are all integral. Plumbed in American style fridge/freezer. Ceramic floor tiles with underfloor heating. Inset lighting. Cupboard containing recently installed Worcester Combi boiler. Open to:

Family Room

12'0 x 6'0 (3.66m x 1.83m)

uPVC double glazed French doors with full height side panels to rear garden. Ceramic floor tiles with underfloor heating. Radiator.

First Floor Landing

Built-in airing cupboard with linen shelving. Access to loft space via pull down ladder. Doors to bedrooms and bathroom.

Bedroom One

11'11 x 8'11 (3.63m x 2.72m)

uPVC double glazed window with views over adjacent green. Fitted wardrobes and built-in cupboard. TV aerial point. Radiator.

Bedroom Two

11'4 x 10'0 (3.45m x 3.05m)

uPVC double glazed window with views over adjacent green. Wood laminate floor covering. Radiator.

Bedroom Three

8'5 x 7'8 (2.57m x 2.34m)

uPVC double glazed window to rear. Radiator. Wood laminate floor covering.

Bathroom

9'0 x 5'7 (2.74m x 1.70m)

uPVC double glazed window to rear with obscure glass. Suite comprising P-shaped bath with soaking shower head, wall mounted wash hand basin and low flush WC. Ladder style radiator. Inset downlights.

EXTERIOR

Front Garden

Mainly laid to shingle with seating area and raised, planted borders. Access to front door. Number of weather proof sockets. Single pathway extends to the side of the property with gated access to:

South West Facing Rear Garden

With large decked area which is partially covered by pergola with extensive lighting. Lawn leading to shingle area containing timber storage shed with light and power connected. Garden tap and weather proof sockets. Gate leading to:

Off Street Parking

Area providing parking for up to three vehicles and offering EV charging point and security camera.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate

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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
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