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4 Crossgates, Stevenage, SG1 1LR

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Offers In Excess Of £425,000

Nestled in the charming area of Crossgates, this delightful semi-detached house offers a perfect blend of comfort and space. This property is ideal family home giving a bit more room to breathe .

This home boasts two well-proportioned reception rooms, providing ample space for relaxation, entertaining, or even a home office. Each room is filled with natural light, creating a warm and inviting atmosphere throughout. The three bedrooms are thoughtfully designed, ensuring a peaceful retreat at the end of the day.

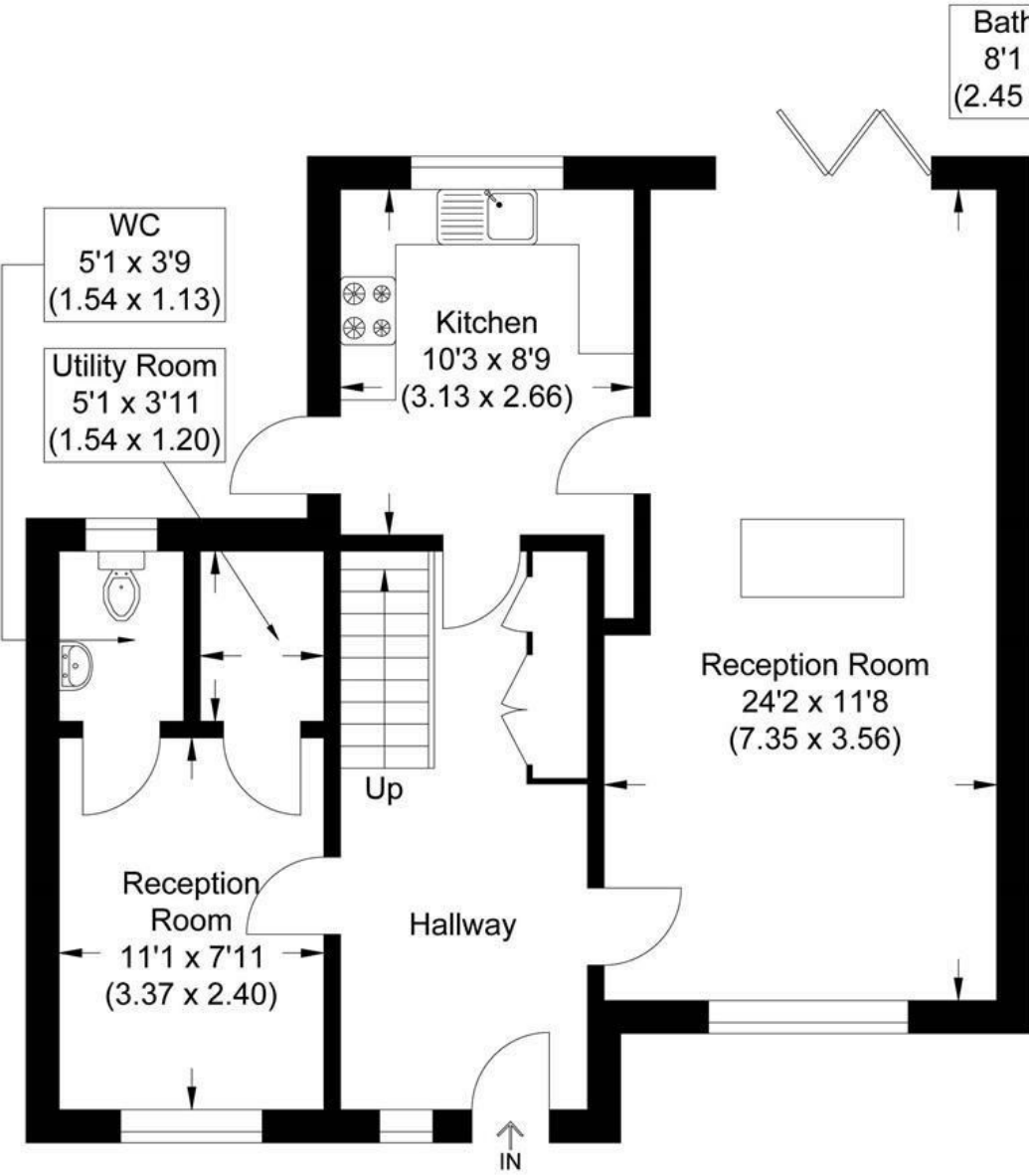
The property comprises; entrance hallway, lounge/diner, kitchen, snug/office, downstairs WC, separate utility space, 3 good sized bedrooms and a family bathroom. Also featuring a large driveway for 2/3cars and a lovely sized family garden, with decking area ideal for alfresco dining.

Crossgates is known for its excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike. With good transport links, you can easily access the wider Stevenage area and beyond.

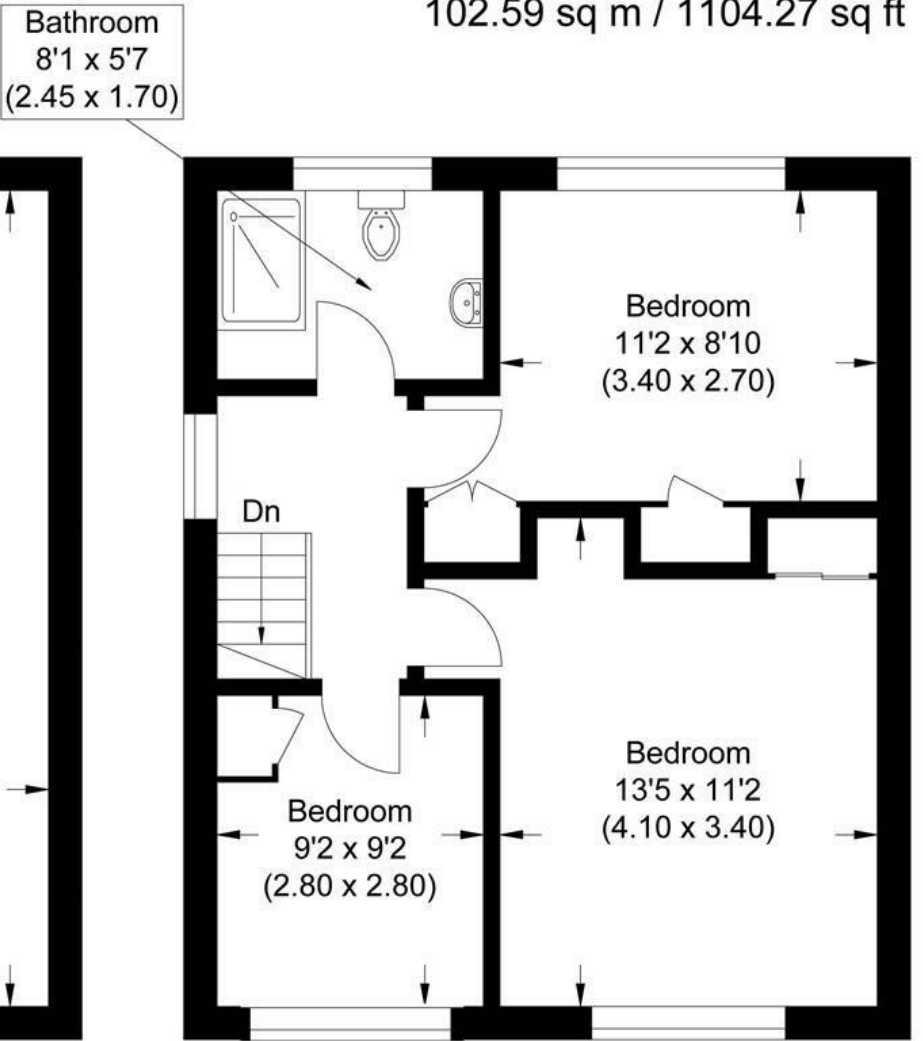
- Spacious Semi-Detached Family Home
- 2 Reception Rooms
- Family Bathroom & Downstairs WC
- Driveway for 2/3 Cars
- 3 Good Sized Bedrooms
- Modern Fitted Kitchen & Separate Utility Room
- Fully Enclosed Landscaped Rear Garden
- Versatile Accommodation



Approximate Gross Internal Area
102.59 sq m / 1104.27 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Entrance Hallway

This bright and welcoming entrance hallway is finished in soft neutral tones that enhance the natural light and features a modern front door with geometric panel detailing, opening onto a practical, hard-wearing floor area. From here, there is access leading to a cozy lounge/diner, a separate kitchen and a versatile snug or office space. The hallway also provides a staircase which ascends to first-floor accommodation, completing a well-connected and functional layout.

Lounge/Diner

24'2 x 11'8
Beautiful natural light floods into this nice sized lounge which has a uPVC double glazed large window to the front aspect. The main focal point being the lovely grey wood burner, there is a radiator, access into the hallway, and openings either side of the brick chimney housing the wood burner which lead into dining room. This space has ample room for dining furniture, access to the kitchen and uPVC double glazed patio doors to decking in rear garden an ideal space to enjoy the sunshine and some evening alfresco dining. There are double sockets, telephone point, and radiator.

Kitchen

10'3 x 8'9
This light and airy kitchen comprises, wall and base units with a roll edge worktop, an electric hob, double oven, tiled splash back, integrated washing machine, space for a tall fridge/freezer, sink and drainer, large uPVC window to rear aspect and door to the side access to the garden, radiator, double sockets.

Snug/Office

11'1 x 7'11
The snug/office is a bright and versatile space, ideal for working from home or use as a quiet retreat, featuring a front-aspect window that allows plenty of natural light. The room is well-presented with neutral décor and warm flooring. Conveniently, it provides direct access to a downstairs WC and a separate utility room, both neatly arranged to maximize functionality, making this area particularly well-suited for modern living.

Downstairs WC

Partially tiled, low level flush WC, wash hand basin with vanity unit, cupboard housing the boiler, an obscure uPVC window to rear aspect

Utility Room

5'1 x 3'11
Tiled flooring, space and plumbing for a washing machine and tumble dryer, and an obscure uPVC window to rear aspect

Landing

The landing provides access to all 3 bedrooms and family bathroom, with a double glazed uPVC window to the side elevation and loft access.

Bedroom One

13'5 x 11'2
This lovely sized double bedroom has built in mirror slide door wardrobe, radiator, double sockets, and a double glazed uPVC window to front aspect.

Bedroom Two

11'2 x 8'10
The second bedroom is a good sized double bedroom and benefits from a built in cupboard, double glazed uPVC window to rear aspect, and an airing cupboard.

Bedroom Three

9'2 x 9'2
This good sized third bedroom has a double glazed uPVC window to front, and a build-in over stairs cupboard.

Family Bathroom

Modern fitted bathroom, tiled floor to ceiling, double shower with mains shower, heated towel rail, obscure uPVC window to rear aspect, low level flush WC, wash hand basin with vanity unit.

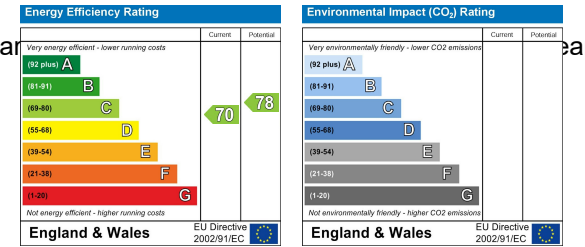
Garden

This charming and thoughtfully designed garden offers a wonderful blend of both everyday living and entertaining. A well-maintained central lawn is bordered by an array of mature planting, including colourful flower beds, shrubs, and small ornamental trees that provide year-round interest and a high degree of privacy. Adjacent to the lawn, a spacious paved patio creating an inviting space for seating area, perfect for alfresco dining or on the raised decking area with pergola which adds further versatility and a sheltered spot to unwind. The garden also benefits from a variety of planters and established borders, enhancing its vibrant, well-tended feel.

With clearly defined spaces, attractive landscaping, and a peaceful setting, this delightful outdoor area is perfectly suited for enjoying sunny days and hosting guests alike.

Driveway

Large block paved driveway providing parking for 2 cars and access to rear garden.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.



