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74 Bude Crescent, Stevenage, SG1 2RB

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Guide Price £400,000

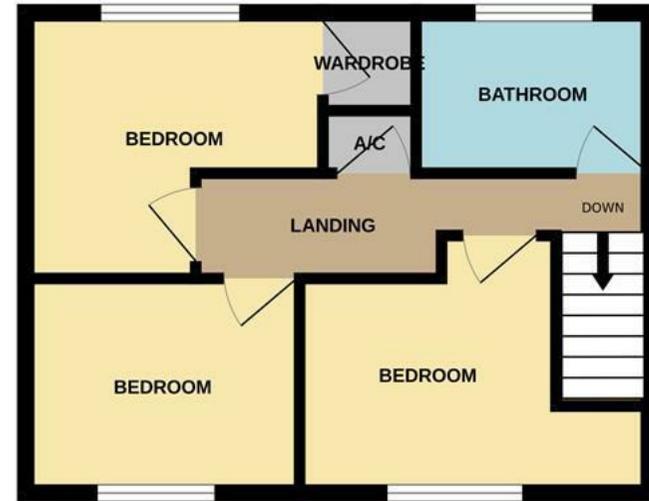
Nestled in the charming area of Bude Crescent, Stevenage, this delightful mid-terrace house offers a perfect blend of comfort and space for modern family living. Spanning an impressive 1,249 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. With four well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The location in Stevenage is particularly appealing, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. This property presents a wonderful opportunity for those seeking a spacious home in a friendly neighbourhood. Don't miss the chance to make this house your new home!

- Garage conversion providing ground floor bedroom and garden workshop
- Downstairs W/C
- Double bedrooms
- Good size Kitchen/Diner
- Lounge overlooking the rear garden
- Walking distance to local schools, shops, playing fields and amenities

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Hallway

Front and rear doors. Storage cupboard. Radiator. Stairs rise to first floor.

### W/C

UPVC double glazed window to the front aspect. Radiator. Low level w/c. Wash hand basin.

### Lounge

16'3" x 9'8"

UPVc double galzed patio doors to the garden. French doors to kitchen. Radiator. Laminate flooring.

### Kitchen/Diner

10'5" x 16'4"

UPVC double glazed windows to front aspect. Vertical radiator. Matching eye level and base units with work surfaces over. Modern shaped sink unit. Integral dishwasher and washing machine. Electric hob. Oven under. Space for fridge/freezer.

### Lobby

7'6" x 4'2"

Door to garden and ground floor bedroom.

### Bedroom

9'4" x 7'0"

UPVC double glazed window to side aspect. Radiator.

### First Floor

### Landing

Loft hatch. Airing cupboard.

### Bedroom One

11'6" x 10'6"

UPVC double glazed window to rear aspect. Radiator.

### Bedroom Two

11'5" x 10'2"

UPVC double glazed window to front aspect. Radiator. Storage cupboard.

### Bedroom Three

12'0" x 10'7"

UPVc double glazed window to rear aspect. Radiator.

### Bathroom

5'4" x 7'7"

UPVC double glazed window to rear aspect. Heated towel rail. Modern wash hand basin. Panelled bath. Shower over. Spotlights. Low level w/c. Tiled throughout.

### Outside

#### Front

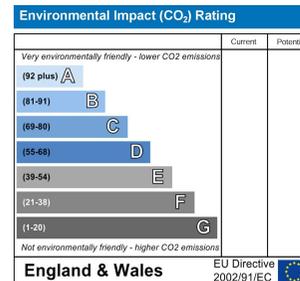
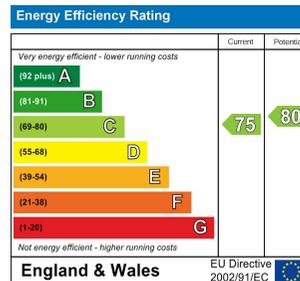
Landscaped frontage. Railway sleeper retainer flowerbeds. Shaped footpath to front door. Mature shrub garden and rockery.

#### Rear

Pergola patio area. Laid to lawn in the main. Footpath to the gated rear access. Outside lighting. Two storage sheds. Retainer flowerbeds. Mature shrub borders.

### Workshop

9'4" x 7'9"



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.



