

FOR SALE



Nodes Drive, Stevenage, Herts

Three Bedroom, One Bathroom, Mid-Terraced House

ASKING PRICE OF £400,000


MARTIN&CO



Nodes Drive, Stevenage

Three Bedrooms, One Bathroom

ASKING PRICE OF **£400,000**

- Well-presented family home
- Ample parking to front of property
- Three good-size bedrooms
- Open-plan lounge/dining Room
- Generous private rear garden
- Outbuilding with power and lighting
- Walking distance to local amenities



SUMMARY

This well-presented, three bedroom terraced home is situated within the popular and convenient Broadwater location. The property has gated access with ample parking for up to three cars to the front of the property, a larger than average rear garden, lounge, dining area, kitchen, three good size bedrooms, and bathroom. The property is a short distance from Stevenage Town Centre, which offers an abundance of shops, restaurants and bars, together with the mainline Train Station featuring direct access into London Kings Cross in under 20 minutes. Nearby there are many local amenities including a Doctor's Surgery, Dentist, and Post Office, and the property is just minutes away from Shephalbury Park which hosts a variety of activities. **** Viewing is HIGHLY RECOMMENDED! ****

ENTRANCE HALL

Composite door, ceramic tiles, radiator, ceiling lights. There is a large storage cupboard and additional cupboard housing utility meters.

OPEN-PLAN LOUNGE/DINER

The lounge area (13'7" x 10'5") features carpet, radiator, double-glazed window to front aspect, electric fire with wooden fireplace surround, coving, wall lights. The dining area (10'5" x 8'6") features carpet, radiator, double-glazed patio doors leading to rear garden, door leading to kitchen, coving, ceiling lights.



KITCHEN/BREAKFAST ROOM 14' 4" x 11' 0" (4.38m x 3.35m)

Tiled floor, radiator, a range of wooden base and wall units, granite worktops, ceramic sink with mixer tap, water softener system, integrated fridge, space for oven, washing machine, dishwasher, and other white goods, part-tiled walls, double-glazed window, and door leading to rear garden, ceiling lights.

STAIRS & LANDING

Carpet, ceiling light.

BEDROOM ONE 13' 10" x 9' 11" (4.22m x 3.04m)

Carpet, radiator, wardrobe and cupboard space, double-glazed window to front aspect, ceiling light.

BEDROOM TWO 14' 5" x 7' 7" (4.39m x 2.33m)

Carpet, radiator, cupboard/wardrobe space, double-glazed window to front aspect, ceiling light.

BEDROOM THREE 8' 3" x 7' 5" (2.52m x 2.26m)

Carpet, radiator, cupboard housing boiler (2 years old), double-glazed window to rear aspect, ceiling light.

BATHROOM

Laminate floor, radiator, part-tiled walls, modern bathroom suite comprising panel enclosed bath with mixer tap, shower, white pedestal sink with mixer tap, obscured double-glazed window to rear aspect, ceiling light.



WC

Laminate floor, part-tiled walls, double-glazed window to rear aspect, ceiling light.

EXTERNAL SPACE

The front of the property features gated access, shingle driveway with parking for up to three cars, and attractive borders with flowers and shrubs. The generous sized rear garden is laid to lawn and features a raised patio area with overhead canopy which is perfect for entertaining, outside light and tap, shingle and raised borders with mature shrubs and flowers, BBQ area, two garden sheds, good-size workshop with power and lighting, which could also be used as a garden office, and rear gate for access.

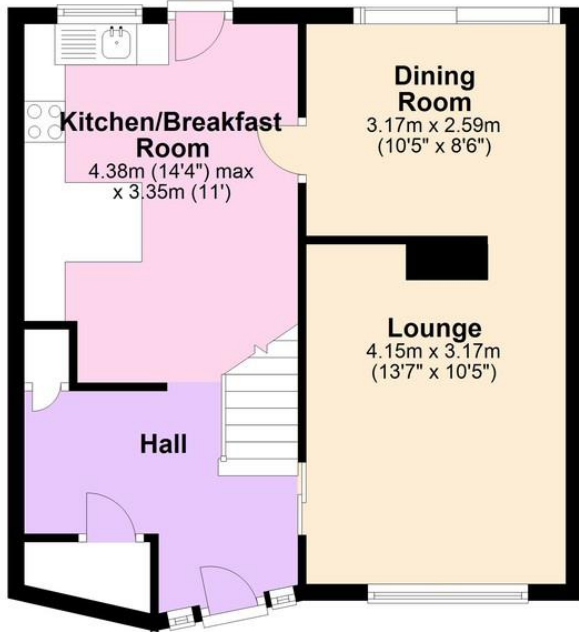


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

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