



Prince Charles Avenue, Stotfold, Hitchin, Hertfordshire.





4 Bedroom Detached House

Guide Price £440,000 Freehold

Early viewing is strongly advised on this immaculately presented four bedroom detached family home located on a desirable development not far from the heart of Stotfold.

Internally the accommodation comprises entrance hall, cloakroom and fitted kitchen opening onto a generous living/dining room with French doors out to the rear garden. Whilst to the first floor are two large double bedrooms with built in wardrobes, single bedroom and family bathroom suite. To the second floor is a large master bedroom with eave storage and en-suite shower room. Externally there is a blocked paved driveway with access to single garage and attractive rear garden with raised decking garden.



- Immaculate family home
- Four bedrooms
- En-suite bathroom to master
- Generous living/dining room
- Modern fitted kitchen
- Cloakroom
- Attractive walled rear garden
- Garage with driveway parking
- Must be viewed
- EPC rating B. Council tax band D

GROUND FLOOR:

Front door:

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Laminate flooring.

Cloakroom:

A white suite comprising low level WC and vanity unit with inset wash hand basin. Mirrored splash back. Double glazed window to side. Radiator. Inset ceiling lights. Ceramic tiled flooring.

Kitchen:

Abt. 12' 6" x 8' 1" (3.81m x 2.47m) This kitchen offers a good range of eye and base level units with ample wooden worktops. Single drainer stainless steel sink unit. Built in four ring gas hob with extractor hood over. Built in eye level electric oven. Integrated dishwasher, washing machine and fridge/freezer. Wall mounted gas boiler. Tiled splash back. Double glazed window to front. Double doors leading to Living/dining room. Ceramic tiled floor.

Living Room:

Abt. 19'11" x 15'2" (6.06m x 4.62m) A bright and spacious living/dining room with double glazed French doors to rear garden. Large under stairs storage cupboard. Radiator. Television point. Inset ceiling lights. Laminate flooring.

FIRST FLOOR:

Landing:

Stairs to second floor. Double glazed window side. Carpet as fitted.

Bedroom Two:

Abt. 11' 4" x 8' 8" (3.45m x 2.64m) A spacious double bedroom with built in wardrobes. Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 11' 4" x 8' 1" (3.45m x 2.46m) Double bedroom with built in wardrobes. Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Four/Study:

Abt. 6' 10" x 6' 9" (2.07m x 2.05m) Built in storage cupboard. Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low level WC. Tiled walls surrounding bath and shower. Mirrored splash back. Heated towel rail. Extractor fan. Inset ceiling lights. Double glazed window to front. Ceramic tiled flooring.

SECOND FLOOR:

Landing:

Access to master bedroom. Carpet as fitted.

Master Bedroom:

Abt. 16'8 x 10'2 (5.07m x 3.09m) (excluding recess) A generous master bedroom with eave storage. Television point. Radiator. Inset ceiling lights. Twin aspect double glazed Velux windows to rear. Double glazed Velux window to front. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled over sized shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Extractor fan. Heated towel rail. Double glazed Velux window to front. Ceramic tiled flooring.

OUTSIDE:**Front Garden:**

A block paved driveway providing off road parking leading to a single garage. The rest is laid to lawn with a path to the front door.

Rear Garden:

A walled rear garden with raised decking area. The remainder is laid to lawn with raised flower beds. This really is a wonderful space for alfresco dining. Gated side access. Outside light.

Garage:

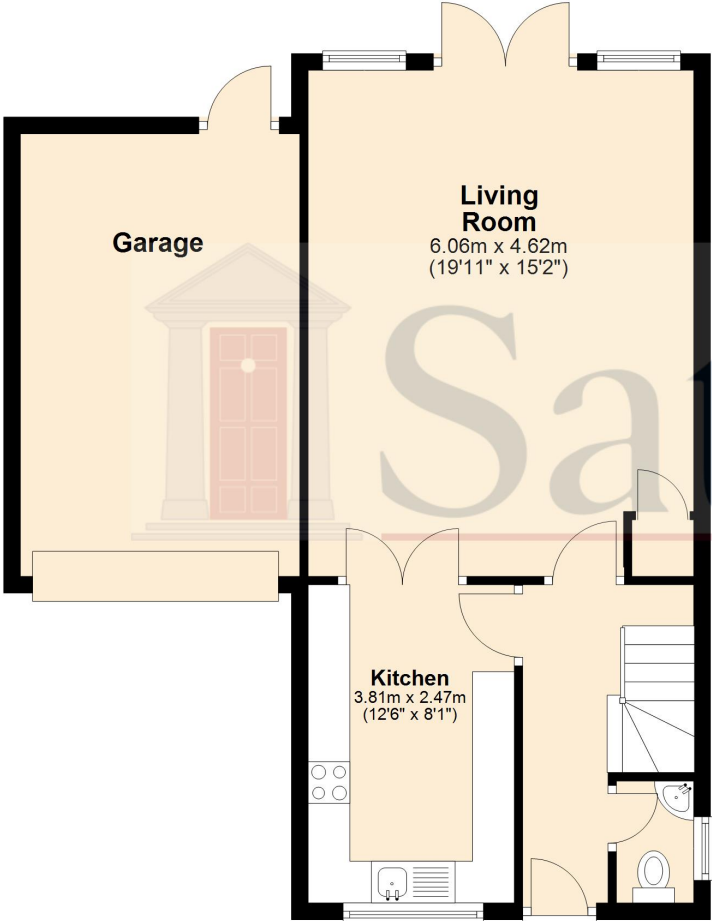
An attached brick built garage with up and over door. Power and light. Door leading to rear garden. Pitched roof.



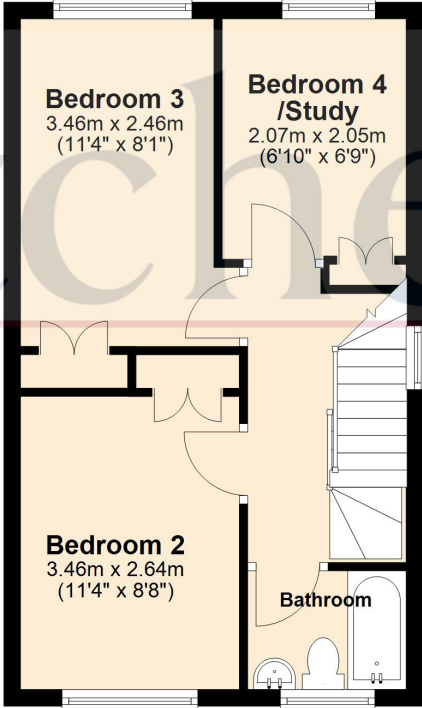


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

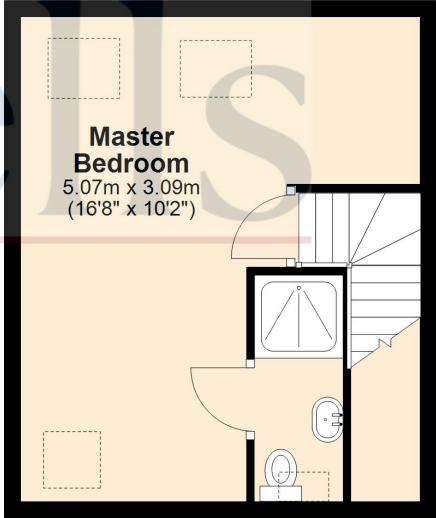
Ground Floor



First Floor



Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.