



High Street

Stotfold,
Bedfordshire, SG5 4LD
Offers in Excess of £550,000

country
properties

This immaculately presented three-bedroom semi-detached home offers spacious living both inside and out. The ground floor features two reception rooms, a modern kitchen/diner, a conservatory, a utility room and a convenient W/C. Upstairs, there are three double bedrooms, including one with a luxury en-suite, along with a stylish family shower room. Outside, the property benefits from a generous driveway providing ample parking and an impressive south facing rear garden extending to approximately 100ft.

- Stylish En Suite bathroom fitted in 2024
- Potential (STPP) for further extension or loft conversion
- Driveway for ample cars
- Newly fitted boiler
- Insulated external Studio/gym
- Mature south facing rear garden
- Spacious main bedroom with a dressing room
- Newly re fitted family shower room



INTERNAL

GROUND FLOOR

Entrance Hall

Via entrance porch with windows to both sides and door into entrance hall. Karndean flooring. Carpeted stairs rising to first floor. Understairs cupboard with window to side, housing a combination boiler, new in 2024. Radiator. Wall paneling. Door onto Living room and Kitchen/Dining room.

Living Room

11' 11" max x 13' 4" into bay (3.63m max x 4.06m into bay) Multi pane door into Living room with bay window to front aspect. Fitted shelving. Feature fireplace. Fitted carpet. Radiator.

Kitchen/Dining Room

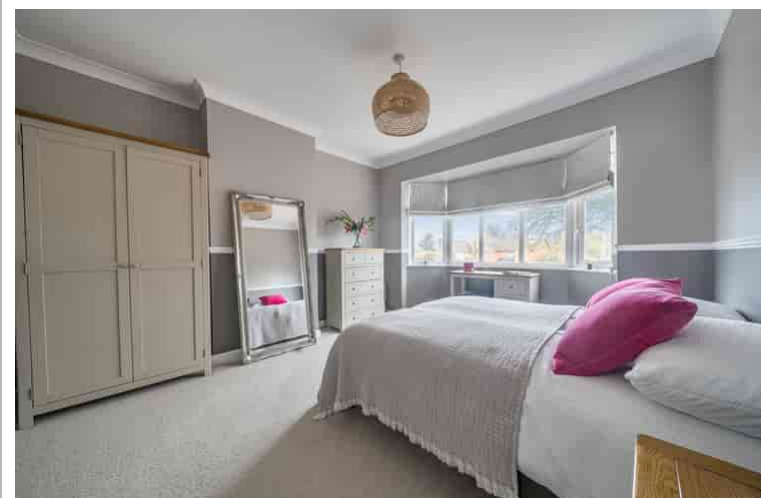
18' 5" max x 12' 0" (5.61m max x 3.67m) Refitted kitchen in 2022 with a range of wall and base units with Quartz worksurfaces over. Inset stainless steel sink unit with mixer tap over. Integrated oven and grill. Neff gas hob with Quartz splashback and stainless steel extractor fan over. Integrated dishwasher. Integrated fridge. Integrated household bin. Karndean flooring. Feature log burner fireplace, serviced yearly. Window to side aspect. Archway onto Family room.

Family Room

19' 0" x 11' 5" (5.80m x 3.47m) Karndean flooring. Two radiators. Double doors with wing windows to side onto Conservatory. Door to Utility room.

Conservatory

14' 7" x 9' 5" (4.44m x 2.88m) Karndean flooring. French patio doors onto rear garden. Radiator.



Utility Room

13' 4" x 4' 11" (4.07m x 1.51m) A range of wall units. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Window onto conservatory. Door to Cloakroom. Door to side aspect.

Cloakroom

Wash hand basin with tiled splashback and low level WC. Window to side aspect. Storage cupboard. Radiator.

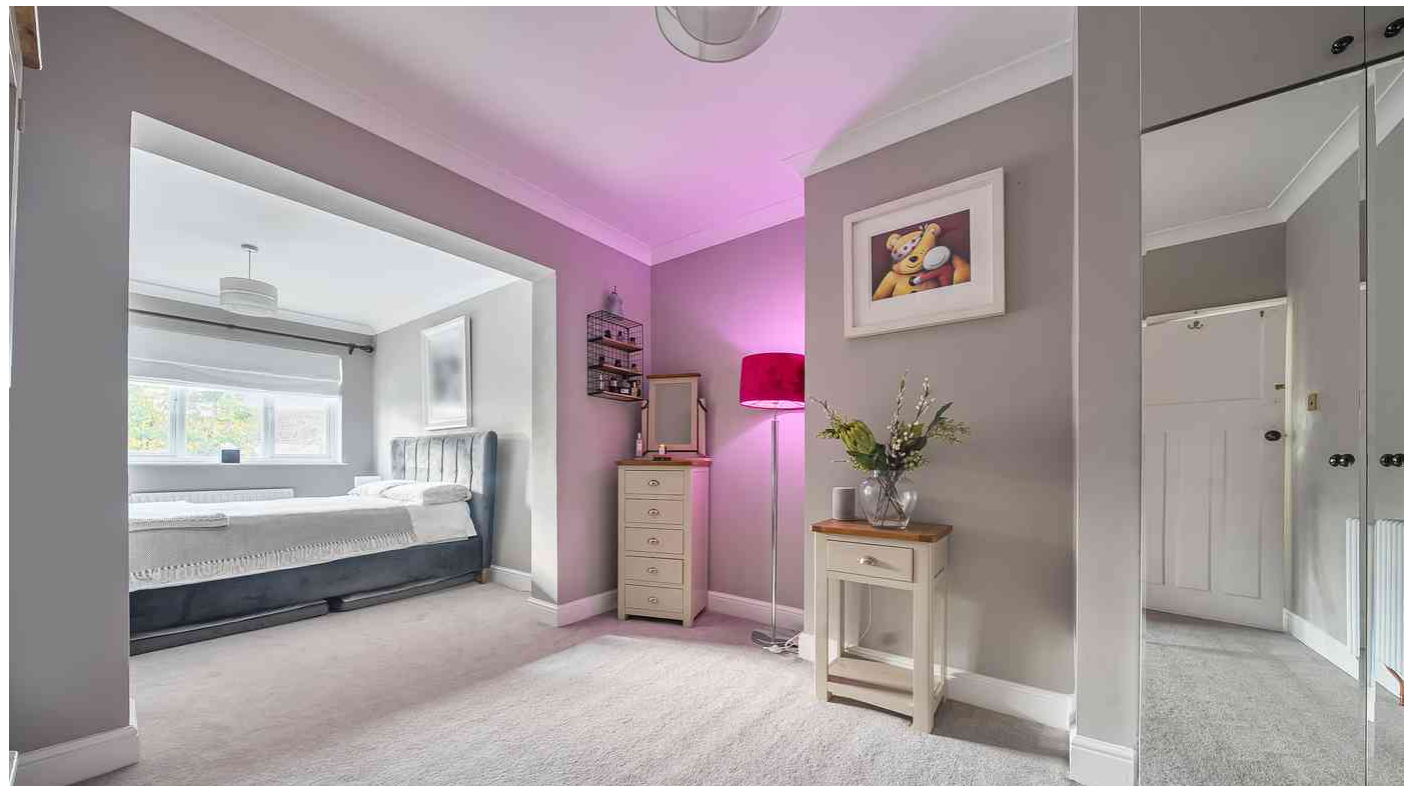
FIRST FLOOR

Landing

Window to side aspect. Doors to Bedroom One and Two, Shower room and Bathroom.

Bedroom One with Dressing Room

24' 7" max x 10' 11" max (7.49m max x 3.33m max) Master bedroom with fitted wardrobes and large dressing room area. Fitted carpet. Radiator. Window to rear aspect.



Shower Room

Part tiled shower room with suite comprising wall mounted vanity wash hand basin, low level WC and double shower cubicle with fully tiled splashback wall. Wood effect vinyl flooring. Radiator. Window to front aspect.

Bedroom Two

13' 9" into bay x 12' 1" max (4.20m into bay x 3.68m max) Bay window to front aspect. Fitted carpet. Radiator.

Bedroom Three

12' 0" x 8' 1" (3.66m x 2.46m) Window to rear aspect. Radiator. Sliding door to En suite bathroom.

En Suite Bathroom

Bathroom suite comprising wash hand basin, low level WC and freestanding bath tub. Radiator. Loft hatch.

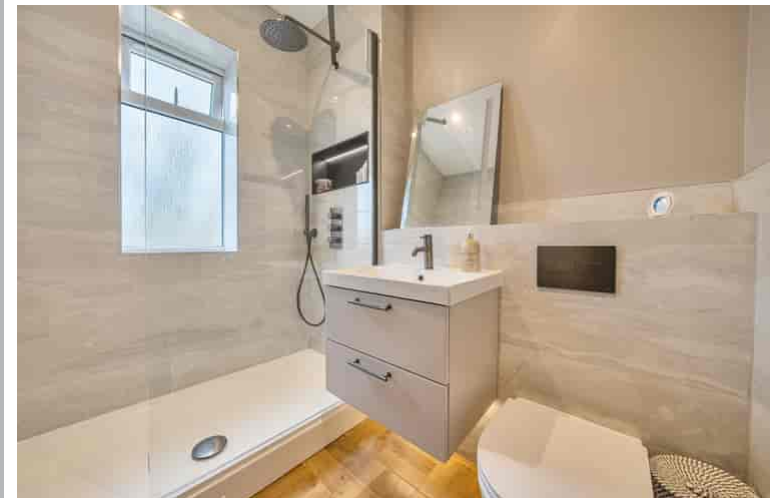
OUTSIDE

Front Garden / Driveway

Wooden manual gates. Paved driveway with off road parking space for 4/5 cars.

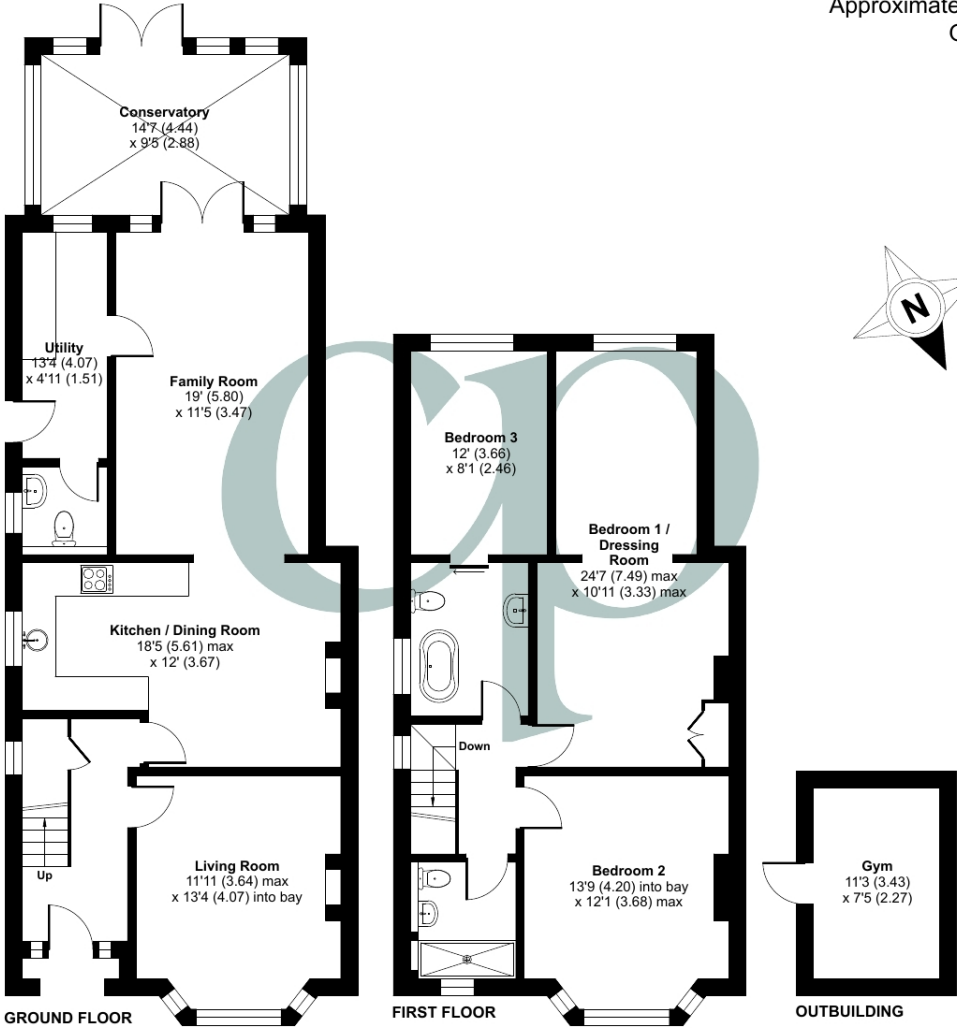
Rear Garden

Range of garden areas with paved patio area, grassed lawn areas, established fruit trees and shrubs. Insulated garden gym with power and light. Secure double gated side access.

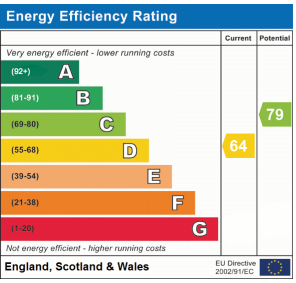




Approximate Area = 1627 sq ft / 151.1 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1711 sq ft / 158.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1369955



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Viewing by appointment only

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