



Binyon Gardens, Stotfold, Hertfordshire. SG5 4SY

Satchells



3 Bedroom Semi-Detached House

Guide Price £400,000 Freehold

Set within the popular Four Mills development in Stotfold, this modern three-bedroom semi-detached home offers smart, low maintenance living with a layout that suits both busy family life and entertaining. The ground floor feels bright and welcoming, with a comfortable lounge, a contemporary well-appointed kitchen/diner and downstairs cloakroom.

Upstairs, the main bedroom benefits from its own ensuite shower room, alongside two further well-proportioned bedrooms and a modern family bathroom. Outside, the property is complemented by off-road parking for two cars and a generous rear garden.

- Immaculate modern home
- Fully fitted kitchen/diner
- Bright & airy lounge
- Downstairs cloakroom
- Three generous bedrooms
- Ensuite to principal bedroom
- Family bathroom
- Front and rear gardens
- Driveway providing off-road parking for two cars
- EPC rating B. Council tax band D

Ground Floor

Front Door:

Double glazed composite front door.

Hallway:

Stairs to first floor. Radiator. Vinyl flooring.

Kitchen/Diner:

Abt. 15' 8" x 9' 3" (4.78m x 2.82m) A super kitchen/diner comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Single oven with built-in four ring gas hob with extractor over. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing boiler. Radiator. Double glazed window to front. Vinyl flooring.

Lounge:

Abt. 13' 2" x 16' 6" (4.01m x 5.03m) A generous lounge with double glazed French doors leading to the rear garden. Understairs storage cupboard. Radiator. Double glazed window to rear. Carpet as fitted.

WC:

A white suite comprising pedestal wash hand basin with backsplash area and low level WC. Extractor fan. Radiator. Double glazed window to front. Vinyl flooring.

First Floor

Landing:

Loft access. Radiator. Double glazed window to side. Carpet as fitted.

Bedroom One:

Abt. 14' 9" x 9' 2" (4.50m x 2.79m) A large principal bedroom with double glazed window to rear. Media point. Radiator. Carpet as fitted.

Ensuite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin with splashback area and low level WC. Extractor fan. Vinyl flooring.

Bedroom Two:

Abt. 11' 9" x 9' 3" (3.58m x 2.82m) Radiator. Double glazed window to front. carpet as fitted.

Bedroom Three:

Abt. 10' 6" x 7' 0" (3.20m x 2.13m) Radiator. Double glazed window to rear. carpet as fitted.

Bathroom:

A three-piece white suite comprising panelled bath with mixer taps, rainfall shower over and glass screen. Pedestal wash hand basin and low-level WC. Radiator. Extractor fan. Double glazed window to front. Part tiled walls. Vinyl flooring.

Additional Information**Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

Anti-Money Laundering (AML):

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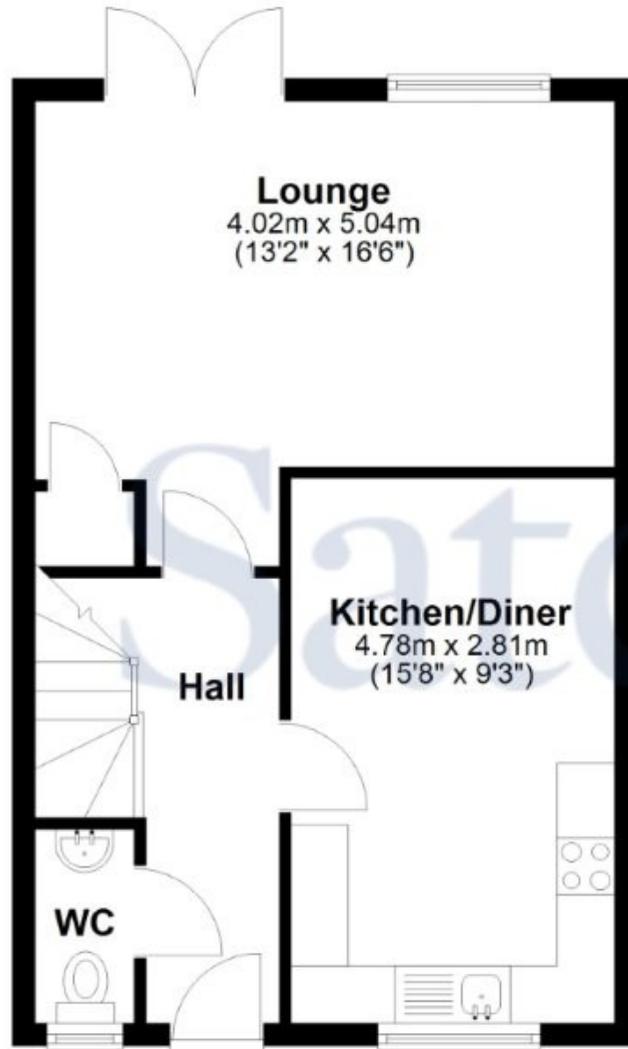




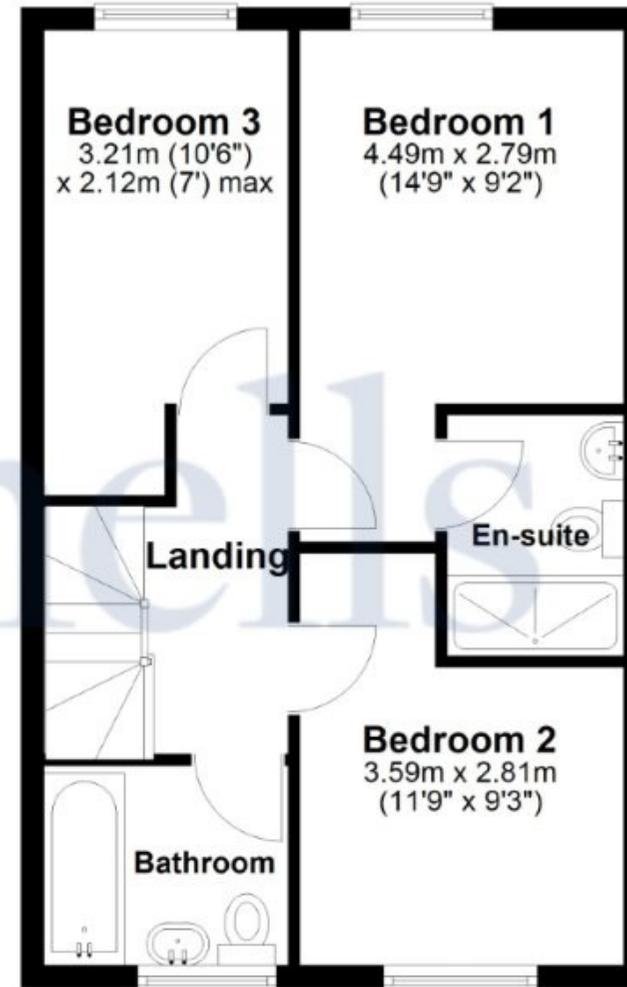
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Ground Floor



First Floor



For illustration 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.
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