



Maple Gardens, Stotfold, Hitchin, Bedfordshire. SG5 4SH





3 Bedroom Detached House

Guide Price £485,000

Immaculate is one word to describe this three double bedroom detached family home located in a quiet cul-de-sac with driveway for two cars. An internal viewing is strongly advised to fully appreciate all that it has to offer.

The spacious accommodation comprises entrance hall, cloakroom, dual aspect lounge, a wonderfully fitted kitchen/dining room with underfloor heating throughout to the ground floor. A glass panelled staircase leads to the first floor that provides three double bedrooms, the principal with en-suite, and a family bathroom. Externally the landscaped rear garden with patio areas and well established lawn creates a beautiful space to relax. There is also a driveway that offers parking for two cars.



- Immaculate detached home
- Modern fitted kitchen/dining room
- Dual aspect living room
- Three double bedrooms
- En-suite shower room
- Cloakroom
- A beautifully landscaped rear garden
- Driveway for two cars
- Must be viewed internally
- EPC rating A. Council tax band E

Ground Floor:**Entrance Hall:**

A welcoming space with access to all rooms and first floor. Tiled flooring. Heating control. Underfloor heating.

Kitchen/Dining Room:

Abt. 18' 2" x 7' 11" (5.54m x 2.41m) A superbly fitted kitchen that offers a range of eye and base level units with ample worktop. Inset stainless steel one and a half bowl sink with water softener. Integrated fridge/freezer, dishwasher, washing machine, Neff induction hob, extractor and Neff tower oven. Tiled splash backs. Cupboard housing boiler. Inset ceiling lights. Access to under stairs cupboard with house alarm controls and underfloor heating control. Double glazed window to front and side with fitted shutters. Heating control. Double glazed French doors to rear. Tiled flooring. Underfloor heating throughout.

Living Room:

Abt. 24' 10" x 10' 5" (7.57m x 3.17m) A bright dual aspect living room with double glazed French doors leading to the garden. Double glazed window to front with fitted shutters. Carpet as fitted. Heating control. Underfloor heating.

Cloakroom:

A white suite comprising low level WC and wall hung hand wash

basin with vanity under. Half tiled walls. Double glazed window to rear. Inset ceiling lights. Tiled flooring. Underfloor heating.

First Floor:**Landing:**

A spacious landing with glass banister. Double glazed window to rear. Airing cupboard. Access to loft which houses CCTV camera control unit and solar power unit. The loft is fully insulated and half boarded with pull down ladder. Radiator. Carpet as fitted.

Bedroom One:

Abt. 13' 3" x 9' 10" (4.04m x 3.00m) A generous bedroom with double glazed window to front. Radiator. Carpet as fitted.

En-Suite:

A three piece suite that offers fully tiled walk-in shower cubicle with waterfall shower attachment, pedestal hand wash basin with vanity under and low level WC. Half tiled walls. Heated towel rail. Inset ceiling lights. Double glazed window to rear. Tiled flooring.

Bedroom Two:

Abt. 12' 10" x 8' 3" (3.91m x 2.51m) A double room offering Sharp built-in wardrobes with remote control lighting. Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 1" x 8' 8" (3.07m x 2.64m) A double bedroom with double

glazed window to front. Radiator. Carpet as fitted.

Family Bathroom:

A white three piece suite comprising paneled bath with shower over and fully tiled walls surrounding, low level WC and pedestal hand wash basin with vanity under. Heated towel rail. Inset ceiling lights. Extractor fan. Double glazed window to rear. Tiled flooring.

Outside:

Front Garden:

The front of the property offers two flower beds housing shrubs with tiled path leading to the front door. Access to rear via gate.

Rear Garden:

A landscaped garden offering two patio areas and well established lawn with borders housing trees. There is also a large timber shed. This garden offers a wonderful space to kick your feet up and relax.

Parking:

A driveway to the side of the property offering parking for two cars.

Additional Information:

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.





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



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.