



Valerian Way, Stotfold, Hitchin, Hertfordshire. SG5 4ET

| Satchells





## 5 Bedroom End of Terrace House

### Guide Price £465,000 Freehold

Internal viewing is a must to fully appreciate this superb 'Charles Church' built family home that has been extensively upgraded by the current owner and boasts a cavernous 23ft conservatory.

Beautifully presented throughout this CHAIN FREE spacious accommodation, that is spread over three floors, comprises entrance hall, cloakroom, a dual aspect lounge, separate dining area, fully fitted kitchen and a large conservatory to the ground floor. To the first floor is the master bedroom with a refitted en-suite shower room, bedrooms four and five/home office and a refitted family bathroom, whilst to the second floor are a further two double bedrooms and a refitted shower room. Externally are gardens to the front and rear, an oversized garage and off road parking. For further details and your appointment to view this fantastic family home please contact Satchells Stotfold.

- Stunning family home
- Five generous bedrooms
- Refitted en-suite shower room
- Cavernous conservatory
- Dual aspect lounge
- Refitted family bathroom
- Front and rear gardens
- Garage and parking
- Excellent school catchment area
- EPC rating C. Council tax band E

**Ground Floor:**  
**Entrance Hall:**

A welcoming entrance hall with stairs leading to the first floor. Column radiator. Coved ceiling. Tiled flooring.

**Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level WC. Heated towel rail. Half tiled walls. Extractor fan. Tiled flooring.

**Lounge:**

Abt. 17' 5" x 9' 8" (5.31m x 2.95m) A dual aspect lounge with double glazed sash window to front and double glazed French doors leading to the conservatory. Television point. Column radiator. Inset ceiling lights. Coved ceiling. Wood flooring.

**Dining Room:**

Abt. 10' 0" x 7' 3" (3.05m x 2.21m) Double glazed sash window to front. Column radiator. Wood flooring. Opening to kitchen.

**Kitchen:**

Abt. 10' 0" x 9' 10" (3.05m x 3.00m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob with extractor hood over. Integrated eye level double electric oven, fridge/freezer and dishwasher. Plumbing for automatic washing machine. Cupboard housing gas boiler. Tiled splash back area. Under stairs storage cupboard. Double glazed door and window to rear. Inset ceiling lights. Vinyl flooring.

**Conservatory:**

Abt. 23' 7" x 14' 3" (7.19m x 4.34m) A cavernous conservatory of brick and Upvc double glazed construction with double glazed French doors leading out to the rear garden. Power and light. Wood flooring.

**First Floor:**  
**First Floor Landing:**

Stairs to second floor. Carpet as fitted.

**Principal Bedroom:**

Abt. 10' 11" x 10' 1" (3.33m x 3.07m) A lovely principal bedroom with double glazed sash window to front. Fitted wardrobes with LED sensor lighting. Column radiator. Television point. Wood flooring.

**En-Suite:**

A beautifully refitted en-suite comprising a fully tiled double width shower cubicle with shower, vanity unit with mounted wash hand basin and low level WC. Shaver point. Heated towel rail. Double glazed window to rear. Extractor fan. Fully tiled walls. Tiled flooring.

**Bedroom Four:**

Abt. 9' 10" x 8' 8" (3.00m x 2.64m) Double glazed sash window to front. Column radiator. Built-in wardrobe with LED sensor lighting. Carpet as fitted.

**Bedroom Five/Study:**

Abt. 9' 10" x 8' 5" (3.00m x 2.57m) Double glazed window to rear. Column radiator. Carpet as fitted.

**Family Bathroom:**

A superb refitted white suite comprising a 'Jacuzzi' spa bath, vanity unit with contemporary mounted wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed sash window to front. Extractor fan. Vinyl flooring.

**Second Floor:**  
**Second Floor Landing:**

Carpet as fitted.



**Bedroom Two:**

Abt. 11' 6" x 9' 10" (3.51m x 3.00m) Double glazed dormer window to front. A range of fitted wardrobes to one wall. Column radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 11' 6" x 10' 2" (3.51m x 3.10m) Double glazed dormer window to front. Column radiator. Carpet as fitted.

**Shower Room:**

A refitted suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Extractor fan. Tiled flooring.

**Outside:****Front Garden:**

An attractive front garden retained with wrought iron railings. Decorative slate. Path to front door. Outside light.

**Rear Garden:**

An enclosed rear garden that is mainly decked with a pathway leading to the rear entrance to the garage.

**Garage:**

A brick built oversized garage with up and door, pitched roof, power and light. Personal door to rear garden. To the front of the garage, there is parking for two cars.

**Additional Information:****Agents Note:**

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

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



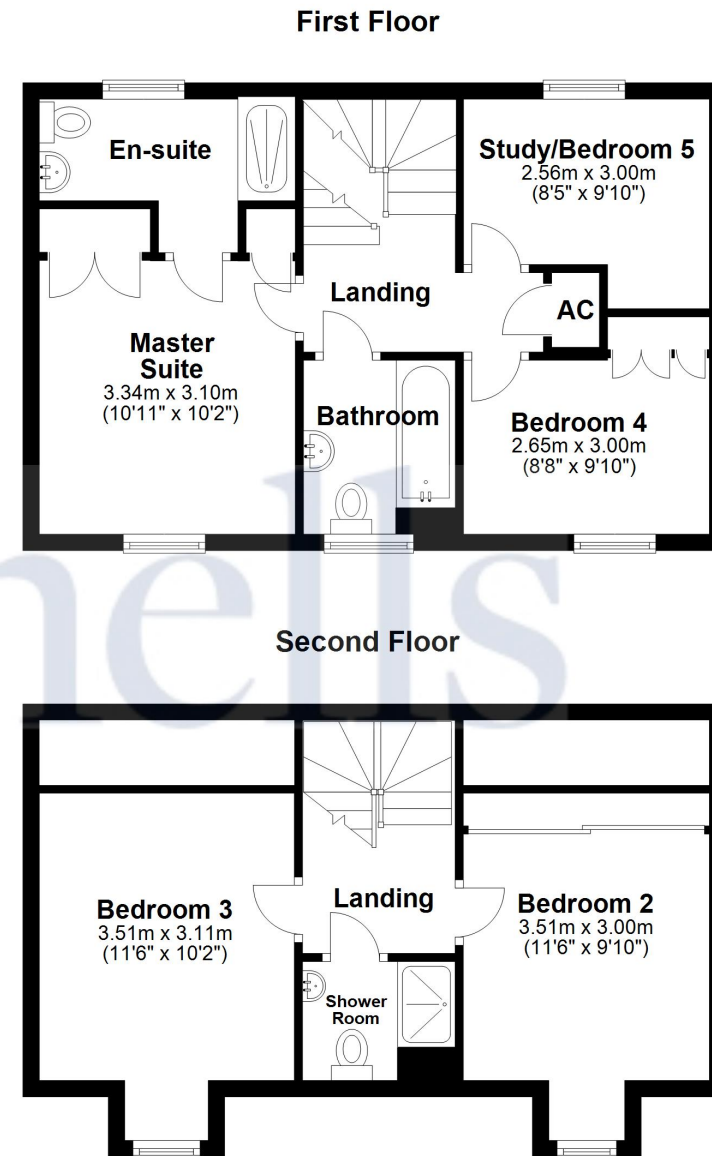
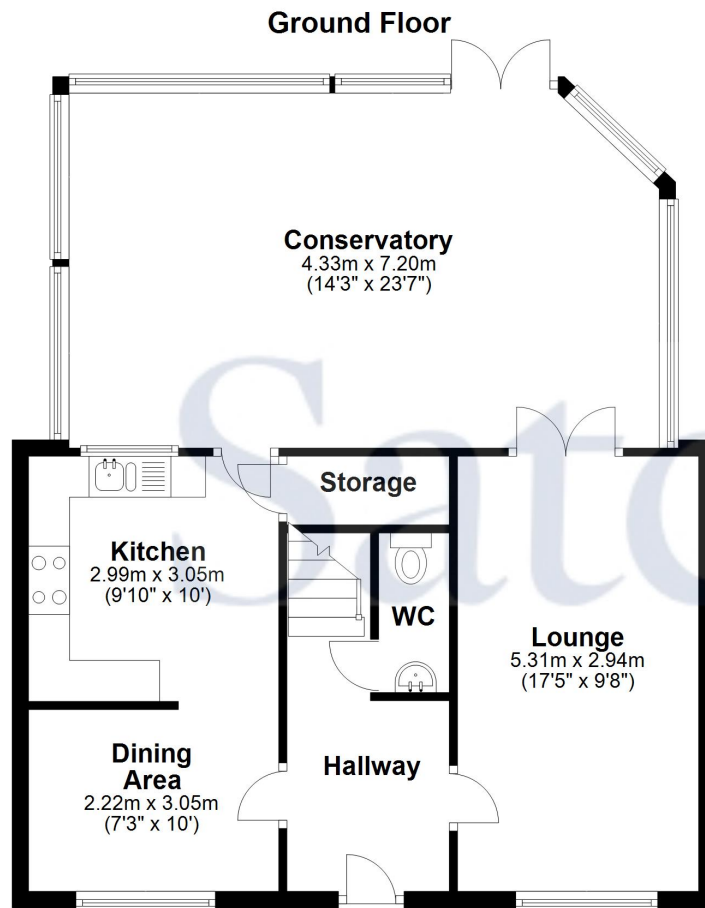




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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.