



Arlesey Road, Stotfold, Hitchin, Hertfordshire. SG5 4HE

Satchells



## 2 Bedroom Semi-Detached House

### Guide Price £300,000 Freehold

This is a lovely two bedroom semi-detached character cottage with the added benefits of off road parking and a south facing rear garden.

Internally the ground floor provides a lounge, with ornate fireplace, separate dining area, fitted kitchen and a rear lobby with a large storage area. Upstairs there are two bedrooms, the main with fitted wardrobes, the second an ideal size for an office or nursery and off the landing is a refitted bathroom. Externally, is an attractive south facing rear garden, with a driveway leading down the side of the property to the off road parking at the rear. Beyond the parking space is a gazebo and a large timber shed. All in all a beautiful cottage that really must be viewed.



- Character semi-detached cottage
- Double bedroom
- Home office/Bedroom 2
- Off road parking
- Two reception areas
- Fitted kitchen
- Refitted first floor bathroom
- South facing rear garden
- Double glazing
- EPC rating D. Council tax band B

## **Ground Floor**

### **Lounge:**

Abt. 11' 2" x 10' 10" (3.40m x 3.30m) Dual aspect double glazed window to front and side with fitted shutters.

Feature tiled fireplace. Stairs to first floor. Contemporary vertical radiator. Feature beam to ceiling. Coved ceiling. Carpet as fitted.

### **Dining Room:**

Abt. 10' 9" x 8' 0" (3.28m x 2.44m) Double glazed window to side. Coved ceiling. Radiator. Wooden flooring.

### **Kitchen:**

Abt. 10' 3" x 6' 11" (3.12m x 2.11m) A well appointed kitchen comprising a good range of eye and base level units with solid wood worktops. Inset composite single drain one and a half bowl sink unit. Space for electric cooker. Tiled splashback. Double glazed window to side. Coved ceiling. Laminate flooring.

### **Lobby:**

Double glazed door to rear. Cupboard housing gas boiler and plumbing for automatic washing machine. Storage space with double glazed window to rear. Wood flooring.

## **First Floor**

### **Landing:**

Coved ceiling. Carpet as fitted. Doors to all rooms.

### **Bedroom One:**

Abt. 11' 1" x 8' 0" (3.38m x 2.44m) Double glazed window to front. Built in double wardrobe and fitted triple wardrobe. Radiator. Inset ceiling lights. Coved ceiling. Carpet as fitted.

### **Home office/Bedroom Two:**

Abt. 8' 0" x 5' 0" (2.44m x 1.52m) Ideal as a nursery or office. Double glazed window to rear. Radiator. Loft access. Coved ceiling. Carpet as fitted.

### **Bathroom:**

A refitted suite comprising a double ended bath with shower over and glass screen. Wash hand basin and low level WC. Heated towel rail. Part tiled walls. Double glazed window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

### **Outside**

#### **Front Garden:**

A walled frontage with attractive plants beyond.

**Rear Garden:**

An attractive South facing rear garden that is mainly laid to lawn with plants and conifer borders. At the very back is a timber gazebo and a large timber shed.

**Parking:**

A block paved driveway leads down the side of the property to the rear shared parking area.

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

Draft particulars yet to be approved by 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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## Ground Floor



## First Floor



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