



Marigold Way, Stotfold, Hitchin, Hertfordshire. SG5 4HQ





## 3 Bedroom Detached House

### Guide Price £425,000 Freehold

A modern, double fronted three bedroom detached property with a larger than average rear garden and located on the outskirts of Stotfold, within the popular Roecroft Lower School catchment area.

- A modern double fronted detached home
- Three bedrooms
- En-suite to master bedroom
- Dual aspect living room
- Fitted kitchen/dining room
- Good size gardens
- Oversized garage and driveway
- Gas central heating
- Double glazing
- EPC rating C. Council tax band D.

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor with cupboard under. Coving to ceiling. Radiator. Wall mounted thermostat control. Karndean flooring.

### **Cloakroom:**

A white suite comprising low level wc and pedestal wash hand basin. Radiator. Tiled splashback area. Double glazed window to rear. Ceramic tiled flooring.

### **Living Room:**

Abt. 18' 3" x 9' 11" (5.56m x 3.02m) A light and airy dual aspect living room with double glazed window to front and double glazed French doors to the rear garden. Feature fireplace with inset electric fire. Two radiators. Coving to ceiling. Television point. Carpet as fitted.

### **Kitchen/Dining Room:**

Abt. 18' 3" x 8' 11" (5.56m x 2.72m) A well-appointed kitchen/dining room comprising a good range of eye and base level units with ample roll edge worksurfaces and glass splashbacks. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Cupboard housing gas boiler. Double glazed French doors leading to the rear garden. Double glazed window to front. Radiator. Television point. Ceramic tiled flooring.

## **First Floor**

### **Landing:**

Double glazed window to rear. Loft access. Airing cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 13' 11" x 10' 1" (4.24m x 3.07m) Double glazed window to rear. Radiator. Television point. Built in wardrobes. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level wc. Half tiled walls. Shaver point. Radiator. Double glazed window to front. Extractor fan. Ceramic tiled flooring.

### **Bedroom Two:**

Abt. 10' 9" x 9' (3.28m x 2.74m) Double glazed window to front. Radiator. Television point. Carpet as fitted.

### **Bedroom Three:**

Abt. 9' x 7' 2" (2.74m x 2.18m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Family Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Fully tiled walls. Double glazed window to front. Extractor fan. Radiator. Ceramic tiled flooring.

## Outside

### Front Garden:

Path to front door. Decorative stone. Driveway to provide off road parking.

### Rear Garden:

A larger than average garden with a paved patio area leading to an established lawn. Raised flower bed. Outside tap. Outside light.

### Garage:

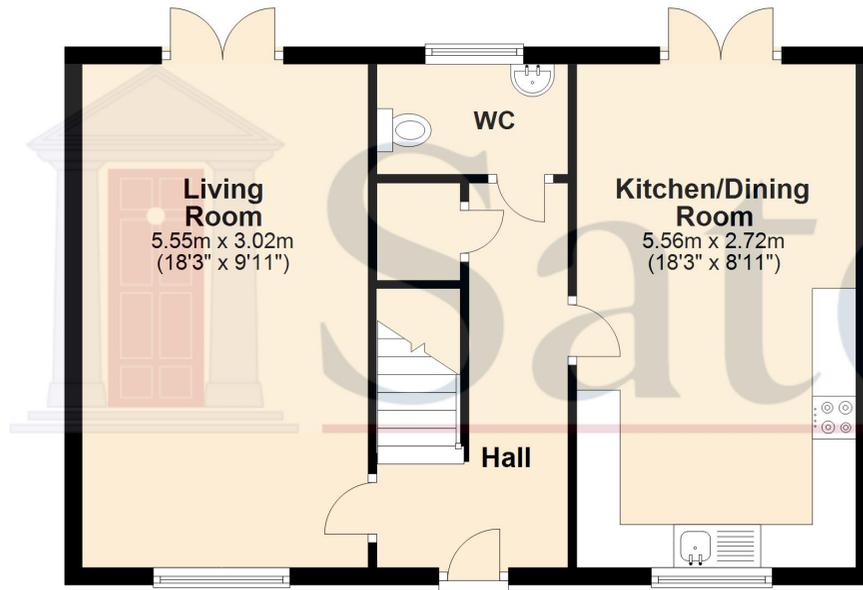
An attached brick built oversized garage with up and over door power and light. Personal door to rear garden.



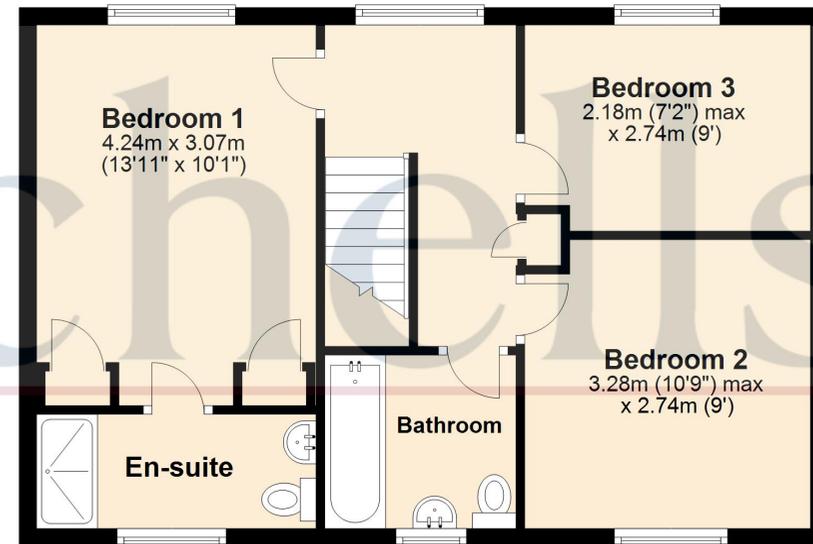


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.