



Brook Street

Stotfold, Hitchin,
Bedfordshire, SG5 4LA
Offers in Excess of £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

Built in 2017 and set in a small cul de sac of similar properties this 4 bedroom semi detached home arranged over 3 floors boasts spacious family living accommodation and is offered in superb condition throughout.

- Master bedroom with en suite
- 3x Allocated off road parking spaces and car charging point
- Timber outbuilding used as an office and is ideal for working from home
- Still retaining 10 year NHBC builders guarantee commenced 2017
- 18ft Stylish kitchen/diner with granite work-surfaces and integrated appliances
- West facing garden laid to artificial to lawn

GROUND FLOOR

Entrance Hall

Karndean flooring. Radiator. Stairs raising to first floor. Understairs storage cupboard. Doors to lounge, kitchen/diner and cloakroom.

Cloakroom

Low-level WC and vanity wash hand basin with tiled splashback. Polished tiled flooring. Radiator. Obscured double-glazed window to side.

Lounge

16' 1" x 10' 9" (4.90m x 3.28m) Double-glazed window to front. Radiator. Feature fireplace with electric fire and marble hearth and surround.

Kitchen / Diner

18' 9" x 12' 10" (5.71m x 3.91m) A range of wall and base units with granite worksurfaces over and upstands. Inset 1.5 stainless steel sink and drainer unit with swan neck mixer tap over. Built in electric eye level oven and grill. Electric hob with granite splashback and stainless steel extractor hood over. Integrated dishwasher, fridge freezer and washing machine. Double-glazed window to rear. Karndean flooring. Radiator. Double-glazed double doors on to rear garden.

FIRST FLOOR

Landing

Doors in to bedrooms 2, 3 and 4, and family bathroom. Storage cupboard with shelving.



Bedroom 2

13' 3" x 10' 9" (4.04m x 3.28m) Double-glazed window to front. Radiator. Door into Jack & Jill en-suite.

Bedroom 3

12' 8" x 10' 10" (3.86m x 3.30m) Double-glazed window to rear. Radiator. Door into Jack & Jill en-suite.

Jack & Jill En-suite

Double shower cubicle, low-level WC and vanity wash hand basin with tiled splashbacks. Extractor fan. Polished tiled flooring.

Bedroom 4

9' 2" x 7' 6" (2.79m x 2.29m) Double-glazed window to rear. Radiator.

SECOND FLOOR

Landing

Double-glazed window to side. Door into bedroom 1.

Bedroom 1

14' 11" x 14' 2" (4.55m x 4.32m) Velux window to front and rear. Radiator. Door into en-suite.

En-suite

Shower cubicle, low-level WC and vanity wash hand basin with tiled splashbacks. Extractor fan. Polished tiled flooring. Obscured double-glazed window to rear. Chrome plated towel rail.

OUTSIDE

Front Garden

Paved pathway to front door. Electric car charging point. Three allocated paved parking spaces.

Rear Garden

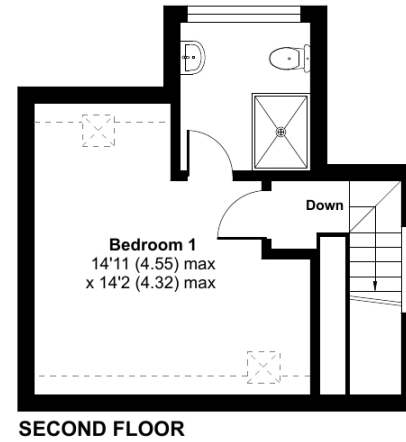
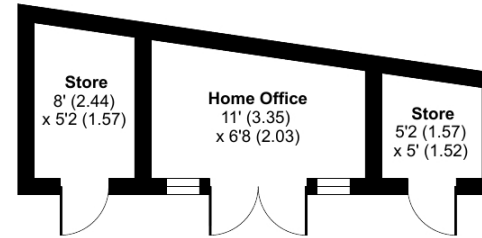
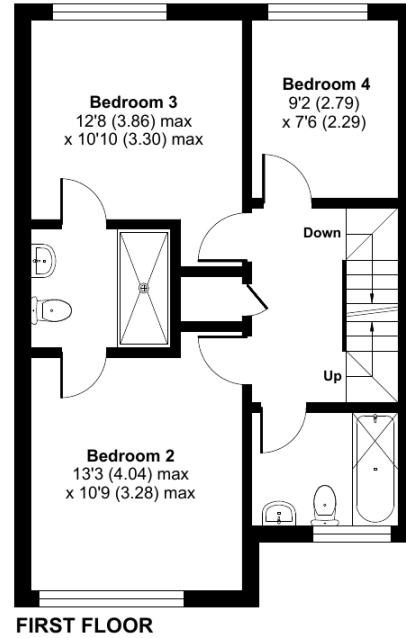
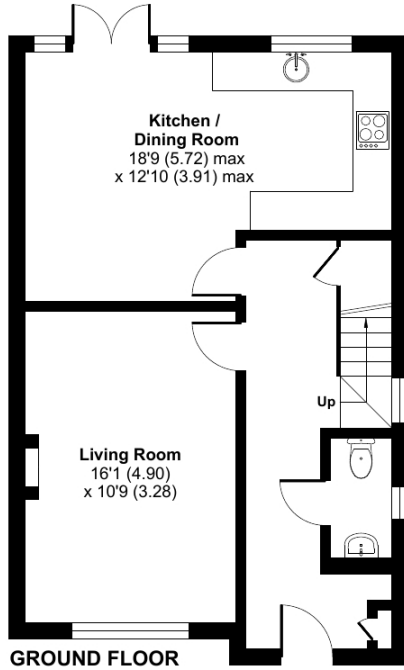
Paved patio area. Laid to artificial lawn. Timber outbuilding used as a home office with power and light, and storage to both sides. Gated access to front. Water tap. Service light. West facing garden

Home Office

11' 0" x 6' 8" (3.35m x 2.03m) Power & Light.



Approximate Area = 1357 sq ft / 126 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Outbuildings = 135 sq ft / 12.5 sq m
 Total = 1515 sq ft / 140.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1057793



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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