



43, The Green

Stotfold, Hitchin,
Bedfordshire, SG5 4AN
Offers in Excess of £550,000

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properties

This 2 bedroom detached bungalow has been re-modeled and updated by the current owners and offers spacious living with a superb finish throughout. Set in an enviable position overlooking 'The Green' and set back from the road with a good size rear garden this property really is one to see.

- Re fitted stylish kitchen with integrated appliances and Quartz worksurfaces
- New driveway provides ample off road parking for several cars
- Double garage accessible from the inner lobby with power & light
- Re-fitted fully tiled Shower Room
- Bedroom 2 with built in wardrobes
- 19ft Living Room/Dining room overlooks 'The Green'

GROUND FLOOR

Entrance

Wood effect oak flooring. Doors to living room/Dining Area and cloakroom. Open plan to kitchen.

Cloakroom

Low level WC and vanity wash hand basin. Radiator. Ceramic tiled floor. Obscured multi-pane double-glazed window to front. Base unit with integrated washing machine,

Living Room

5.97m x 5.05m (19' 7" x 16' 7")
Double-glazed multi-pane bow window to front. Feature fireplace with electric wood burner with surround and hearth. Open plan to dining area. Wood effect oak flooring. Multi pane double glazed window to side. Two radiators.

Kitchen

7.16m x 3.61m (23' 6" x 11' 10")
A range of high gloss wall and base units with quartz work-surfaces over. Inset 1.5 sink and drainer unit with swan neck mixer tap over. Built in double electric oven and microwave. Build in electric induction hob with stainless steel extractor hood over. Integrated fridge freezer. Central island with storage cupboards and pan drawers with breakfast bar and integrated wine cooler. Large double storage cupboard with shelving and radiator. Wall mounted gas boiler enclosed in cupboard. Wood effect oak flooring. Radiator. Double-glazed multi pane window to side. Glazed door to side into rear lobby. Door to inner lobby.



Inner Lobby

Doors into Bedroom 1, 2 and shower room.

Bedroom 1

3.56m x 3.56m (11' 8" x 11' 8")

Double-glazed multi pane window to rear.
Radiator.

Bedroom 2

3.84m x 2.97m (12' 7" x 9' 9")

Double-glazed multi pane window to rear.
Radiator. Built in wardrobes.

Shower Room

Suite comprising corner shower cubicle,
low level WC and vanity wash hand basin.
Tiled floor and walls. Obscured double-
glazed window to side. Shaver point.
Extractor fan. Heated towel rail.

Rear Lobby

Access to front and rear gardens. Doors
into Double garage and Conservatory.

Conservatory

4.95m x 2.87m (16' 3" x 9' 5")

UPVC conservatory on brick base with
double doors to garden. Ceramic tiled floor
with underfloor heating.

OUTSIDE

Front Garden

Mainly laid to lawn with shrub borders. Brick
paved driveway provides off road parking
for several cars leading to double garage.

Rear Garden

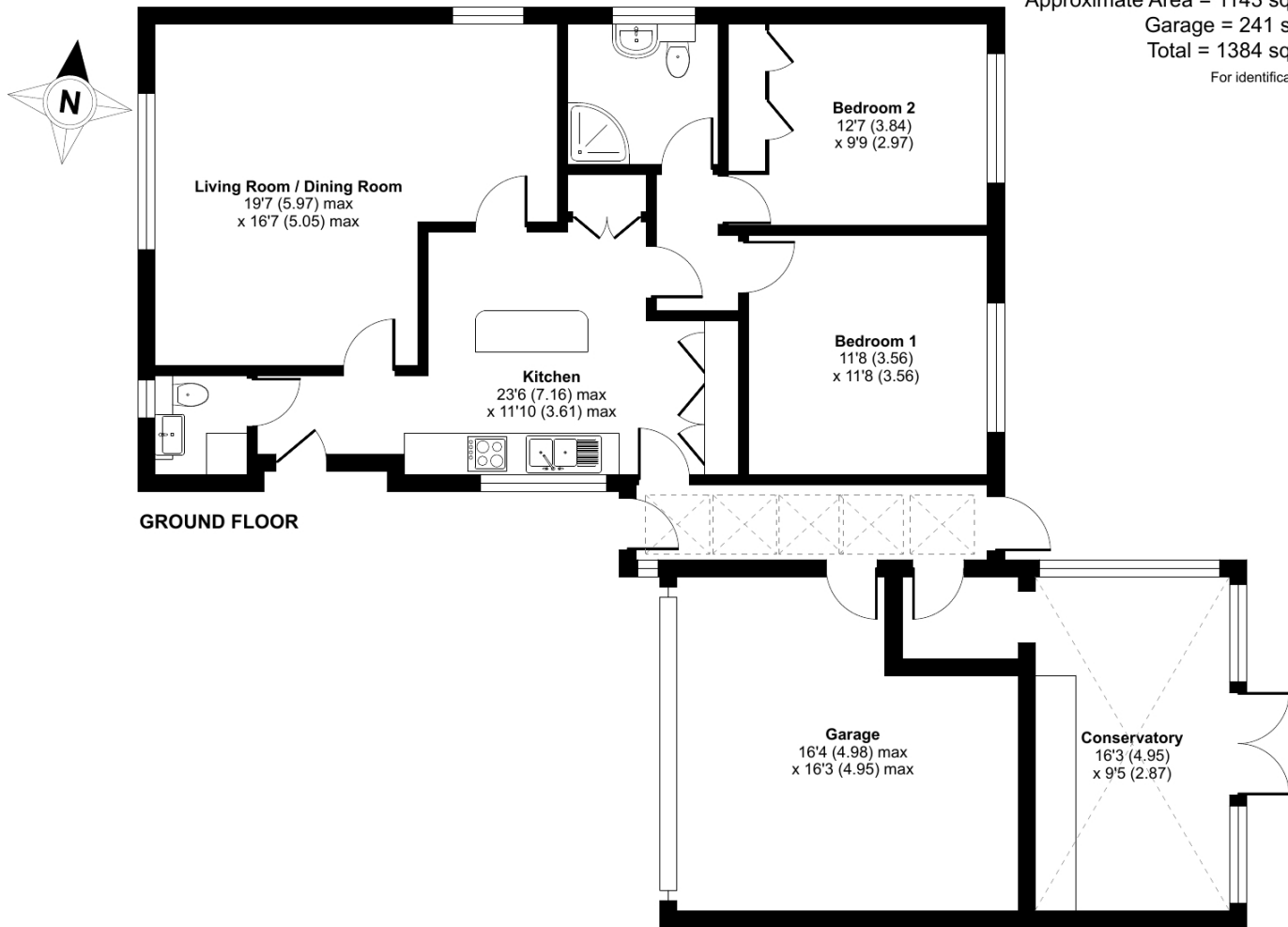
Paved patio area. Mainly laid to lawn with
flower and shrub borders. Plumb tree. Brick
paved pathway leads timber shed (to
remain) Gated access to front.

Double Garage

4.98m x 4.95m (16' 4" x 16' 3")

Remote controlled up and over door. Power
& Light .





Approximate Area = 1143 sq ft / 106.1 sq m
 Garage = 241 sq ft / 22.3 sq m
 Total = 1384 sq ft / 128.4 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	55	
(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 2024. Produced for Country Properties. REF: 1071816

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Viewing by appointment only

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