



Mulberry Close, Stotfold, Hitchin, Hertfordshire. SG5 4NL







## 2 Bedroom Terraced House

### Guide Price £315,000 Freehold

Early viewing is highly recommended on this beautifully presented and upgraded two double bed roomed property located in the heart of Stotfold.

Internally the accommodation comprises entrance porch, lounge, and a refitted kitchen with integrated appliances that opens through to a light and airy garden room on the ground floor. Upstairs are two double bedrooms, both with fitted wardrobes, and a refitted bathroom. Externally are attractive gardens to the front and rear, off road parking and additional visitors parking.

- Extended starter home
- Sunning presentation throughout
- Two double bedrooms
- Refitted kitchen
- Garden room with vaulted ceiling
- Refitted bathroom
- Front and rear gardens
- Off road parking
- Must be viewed
- EPC rating C. Council tax band C

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Porch:**

A fully enclosed entrance porch with part glazed door leading to the lounge. Half panelled walls. Inset ceiling lights. Vinyl flooring.

### **Lounge:**

Abt. 12' 0" x 11' 8" (3.66m x 3.56m) Double glazed window to front with fitted shutters. Feature panelled wall with wall lights. Television point. Stairs to first floor with fitted display and storage unit under. Radiator. Coved ceiling. Laminate flooring.

### **Kitchen:**

Abt. 11' 8" x 10' 1" (3.56m x 3.07m) A superb refitted kitchen comprising a comprehensive range of eye and base level units with under cupboard LED lighting and ample work surfaces. Inset stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated dishwasher and washing machine. Understairs cupboard with space for fridge/freezer. Radiator. Coved ceiling. Laminate flooring. Opening to garden room.

## **Garden Room:**

Abt. 9' 6" x 9' 5" (2.90m x 2.87m) A lovely light and airy additional living space with a vaulted glass ceiling. Double glazed French doors leading to the rear garden Radiator. Laminate flooring.

## **First Floor**

### **Landing:**

Doors to all rooms. Carpet as fitted.

### **Bedroom One:**

Abt. 11' 8" x 8' 8" (3.56m x 2.64m) Twin aspect double glazed windows to front. A range of fitted wardrobes with sliding doors. Coved ceiling. Laminate flooring.

### **Bedroom Two:**

Abt. 11' 8" x 8' 0" (3.56m x 2.44m) Twin aspect double glazed windows to rear. A range of fitted wardrobes with sliding doors. Loft access. Coved ceiling. Laminate flooring.

### **Bathroom:**

A refitted white suite comprising a double width shower cubicle with shower, vanity unit with countertop wash hand basin and low level WC. Airing cupboard. Half tiled walls. Extractor fan. Radiator. Coved ceiling. Laminate flooring.



## **Outside**

### **Front Garden:**

An attractive front garden with a good variety of shrubs and plants. Path to front door.

### **Rear Garden:**

A pleasant low maintenance rear garden that is mainly paved with decorative slate borders. Gated rear access. Garden shed to remain.

### **Parking:**

There is an allocated parking space along with additional visitors parking.

## **Agents Note:**

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



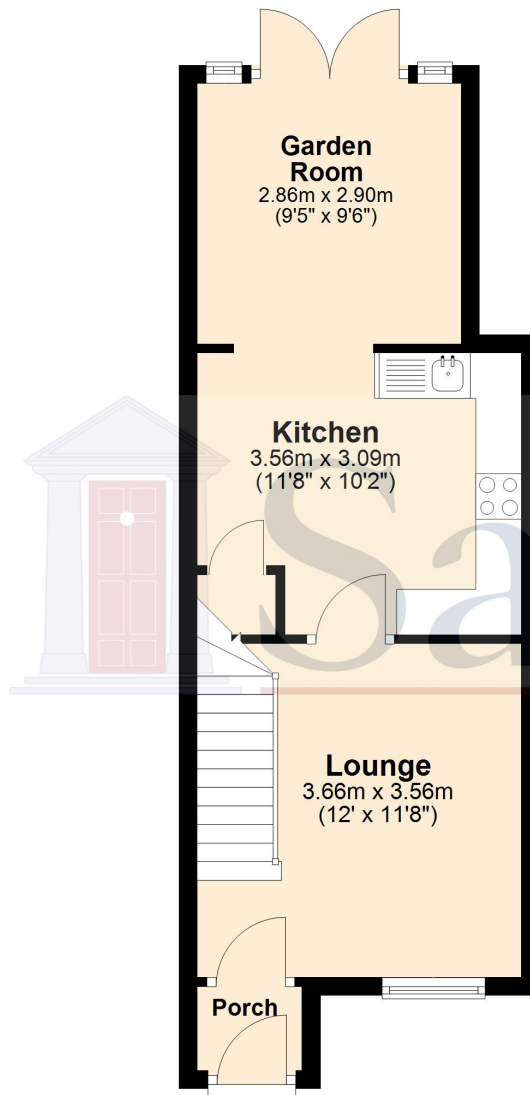




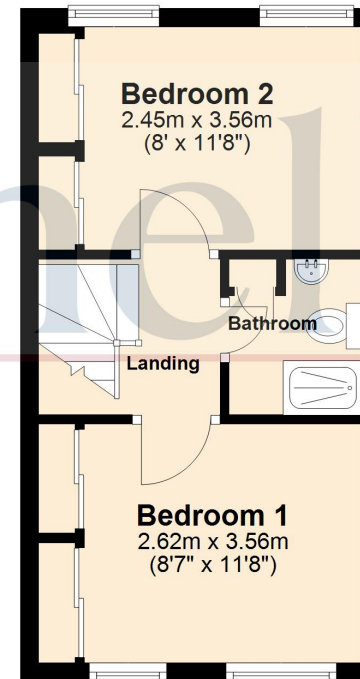
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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