



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

| Satchells





## 3 Bedroom Semi-Detached House

### Guide Price £415,000 Freehold

Situated within the highly sought-after Trinity Manor development in Stotfold, this beautifully presented three-bedroom semi-detached home with south facing garden offers modern living in a quiet and family-friendly setting.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a spacious living room filled with natural light, and a contemporary fitted kitchen/dining area with ample storage and worktop space, ideal for both everyday living and entertaining. The ground floor also benefits from a convenient cloakroom. Upstairs, the property features three well-proportioned bedrooms, including a generous principal bedroom with en-suite, along with a stylish family bathroom finished to a modern standard. Externally, the home enjoys a private rear garden and garage with entertainment area, perfect for outdoor dining and relaxation, while off-road parking adds further practicali

- CHAIN FREE
- A modern semi-detached home
- South facing garden
- Recently renovated throughout
- Light & airy lounge
- Ground floor cloakroom
- En-suite shower room
- Low maintenance rear garden
- Garage and driveway
- EPC rating C. Council tax band D

**Ground Floor:****Front Door:**

Double glazed composite front door.

**Entrance Hall:**

A welcoming entrance hall with stairs to first floor. Radiator. Coved ceiling. Vinyl flooring.

**Lounge:**

Abt. 16' 2" x 13' 3" max (4.93m x 4.04m max) A light filled, airy lounge that blends contemporary elegance with a sleek modern design. Under stairs storage cupboard. Two radiators. Double glazed window to front. Coved ceiling. Laminate herringbone flooring.

**Kitchen/Dining Room:**

Abt. 10' 1" x 15' 11" (3.07m x 4.85m) A recently renovated well-appointed kitchen/dining room with French doors leading to the rear garden. The kitchen area is fitted with a range of comprehensive eye and base level units with ample work surfaces. Single drainer composite sink unit. Single oven with four ring gas hob and extractor hood over. Integrated fridge/freezer, dishwasher and brand new washing machine. Cupboard housing boiler. Radiator. Double glazed window to rear. Laminate flooring.

**WC:**

A white suite comprising pedestal wash hand basin with splash back area and low level WC. Radiator. Extractor fan. Vinyl flooring.

**First Floor:****Landing:**

Access to loft. Carpet as fitted.

**Principal Bedroom:**

Abt. 13' 3" max x 10' 3" (4.04m max x 3.12m) A large principal bedroom with half panelled feature wall. Media point. Storage cupboard. Double built-in wardrobe. Radiator. Double glazed window to front. Carpet as fitted.

**En-Suite:**

A three piece white suite comprising fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Radiator. Extractor fan. Double glazed window to front. Vinyl flooring.

**Bedroom Two:**

Abt. 9' 8" x 8' 11" (2.95m x 2.72m) Radiator. Double glazed window to rear. Carpet as fitted.

**Bedroom Three:**

Abt. 8' 6" x 6' 8" (2.59m x 2.03m) Media point. Radiator. Double glazed window to rear. Carpet as fitted.

**Bathroom:**

A three piece white suite comprising panelled bath with mixer tap, rainfall shower over and glass screen, pedestal wash hand basin and low level WC. Extractor fan. Double glazed window to side. Part tiled walls. Vinyl flooring.

**Outside:****Front Garden:**

A low maintenance frontage with decorative stones and path leading to front door. Outside light.



**Rear Garden:**

A generous rear garden with paved patio area leading to an established lawn bordered by mature plants and shrubbery. Timber shed. Outside light. Outside tap.

**Garage:**

A brick built garage with up and over door, pitched roof, power and light. Personal door to your rear garden. Driveway to front.

**Entertainment Space:**

Abt. 10'01" x 9'01" (3.07m x 2.76m) A well thought out entertainment space currently being used as a bar. Power and light. Inset ceiling lights. Laminate flooring.

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

Draft details yet to be approved by the vendor and maybe subject to change.

**Anti-Money Laundering:**

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.



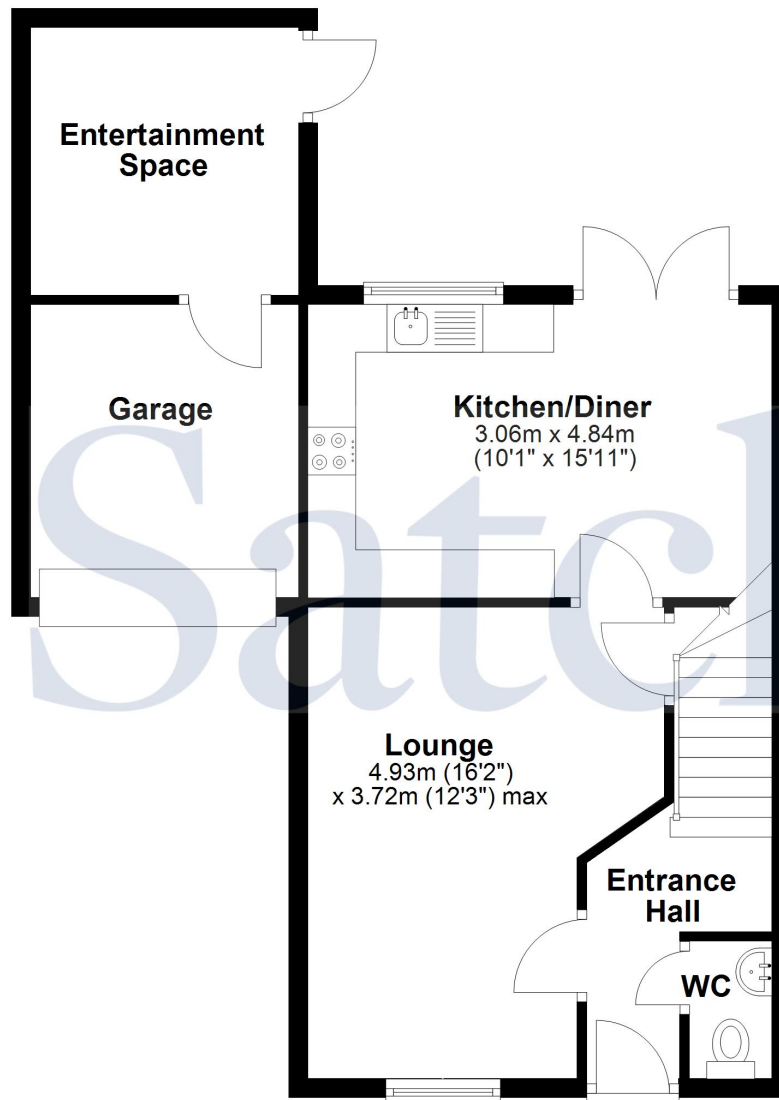




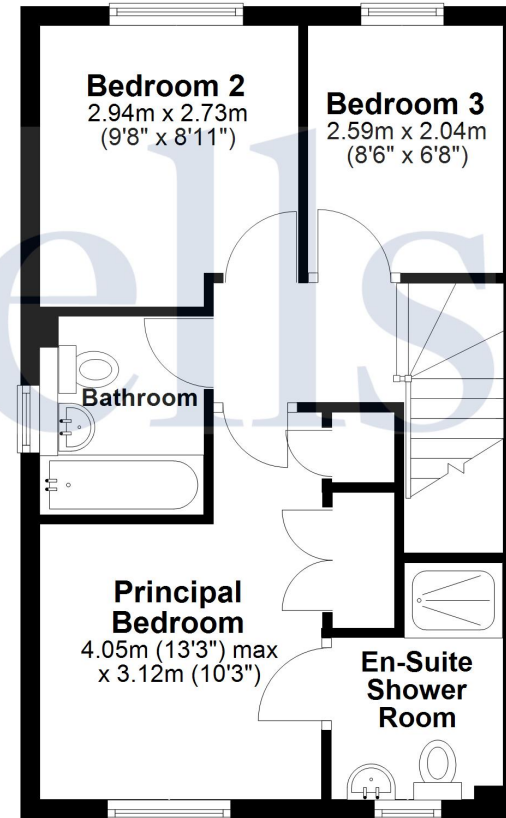
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## Ground Floor



## First Floor



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.