



Norton Road, Stotfold Offers in Excess of £450,000

Offered with no upward chain - giving you the flexibility to move quickly and avoid potential delays from onward chains | Ideal for first-time buyers, young families or anyone downsizing - a home that's ready to live in, with room to grow into | Set back from the main road in a quieter layby-style position- you get the convenience without the constant pass-by | Flexible living space with room for sofas, armchairs and a large dining table - perfect for everyday meals or bigger get-togethers | Hardwearing flooring that takes family life in its stride - no stress over muddy shoes or messy play | Kitchen that works - clean layout, loads of storage, and doors that open straight onto the garden for easy inside-out living | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Bathroom offers both a bath and shower - ideal for busy mornings or winding down at the end of the day | Long, mature garden with a proper powered garden room - ready to be your office, studio, or quiet escape | Own a car? Garage and Driveway providing OFF ROAD PARKING | Plenty of nearby green space, good local schools, and simple links into London - a location that supports family life and the daily commute |



Looking For Space To Grow Into? This home sits just off Norton Road in Stotfold — a well-connected stretch between the A507 and Letchworth - but it's set back on a quieter layby-style position that gives you a bit of breathing space from the main flow. It's a home with character, offering practical living spaces that feel easy to settle into.

The living and dining room gives you room to breathe - with space for sofas, armchairs, and a large dining table for entertaining friends, gathering with family or just everyday mealtimes. A log burner sits as a central feature - currently not in use, but with the right checks and updates, it could become a great focal point for cosy evenings. The flooring is tough enough to handle muddy shoes, toy cars or the occasional spilt drink - practical for everyday family life.

The kitchen is clean and functional, with plenty of cupboard storage, smart contrasting worktops, and a useful utility area tucked off to the side. French doors at the back bring in loads of natural light and open straight onto the garden - great when you're entertaining or just want to keep an eye on the kids while cooking.

There's also a downstairs toilet and space for a tumble dryer - small details that make a big difference in day-to-day life.

All three bedrooms are well-proportioned - no awkward box rooms or compromise here. Two include built-in wardrobes, and the third has enough space to work as a proper nursery, child's bedroom or a home office without feeling squeezed. The bathroom has a clean, modern finish and includes a bath with shower over — ideal if you've got little ones to bathe, or just want the choice between a quick rinse and a long soak.

The garden has a bit of everything: a decked area for sitting out, space for planting or play, and a solid, powered garden room at the far end that could double as a studio, office or quiet retreat. There's a garage with gated side access, and off-street parking at the front.



You've got green space nearby, schools within easy reach, and both Letchworth and Arlesey stations around three miles away. For longer journeys, the A1(M) is just minutes from the door.

An ideal home for first-time buyers, young couples with pre-school children, or those looking to start a family. Maybe you're seeking a fresh start, or perhaps you're downsizing from something bigger - either way, this place is ready for you to move your furniture in and start enjoying right away.

Seize The Opportunity To Make This Delightful Stotfold Home Your Own. Act quickly- properties like this don't stay on the market for long!

| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - D

| GROUND FLOOR

Lounge / Diner: Approx 21' 5" x 14' 10" (6.53m x 4.53m)

Kitchen: Approx 11' 5" x 8' 9" (3.47m x 2.66m)

Utility Room: Approx 8' 9" x 5' 7" (2.66m x 1.70m)

Downstairs Cloakroom: Approx 4' 10" x 2' 5" (1.48m x 0.73m)

| FIRST FLOOR

Bedroom One: Approx 13' 5" x 10' 0" (4.08m x 3.04m)

Bedroom Two: Approx 11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom Three: Approx 11' 5" x 8' 9" (3.47m x 2.67m)

Bathroom: Approx 7' 9" x 5' 0" (2.35m x 1.52m)

| OUTSIDE

Garage: Approx 17' 3" x 12' 1" (5.25m x 3.68m)

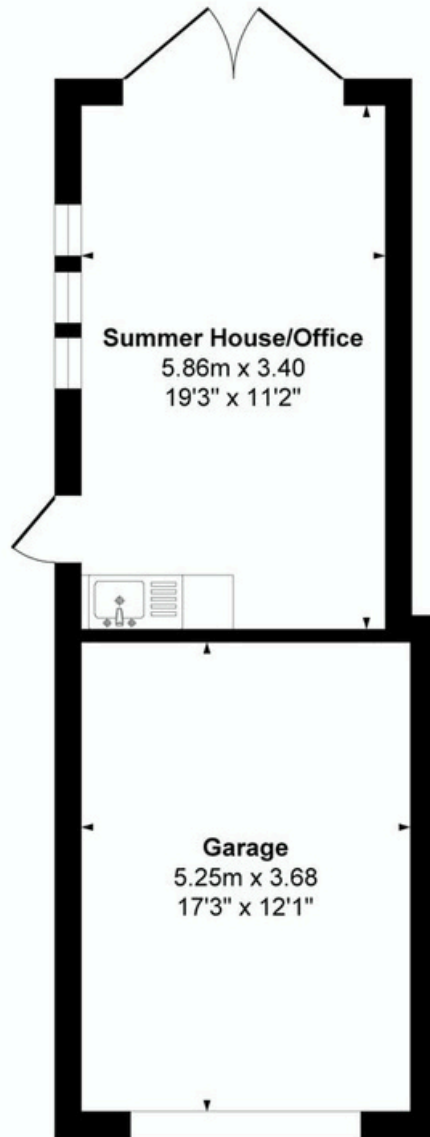
Summer House: Approx 19' 3" x 11' 2" (5.86m x 3.40m)

Driveway providing off road parking. Enclosed rear garden with gated access to the front



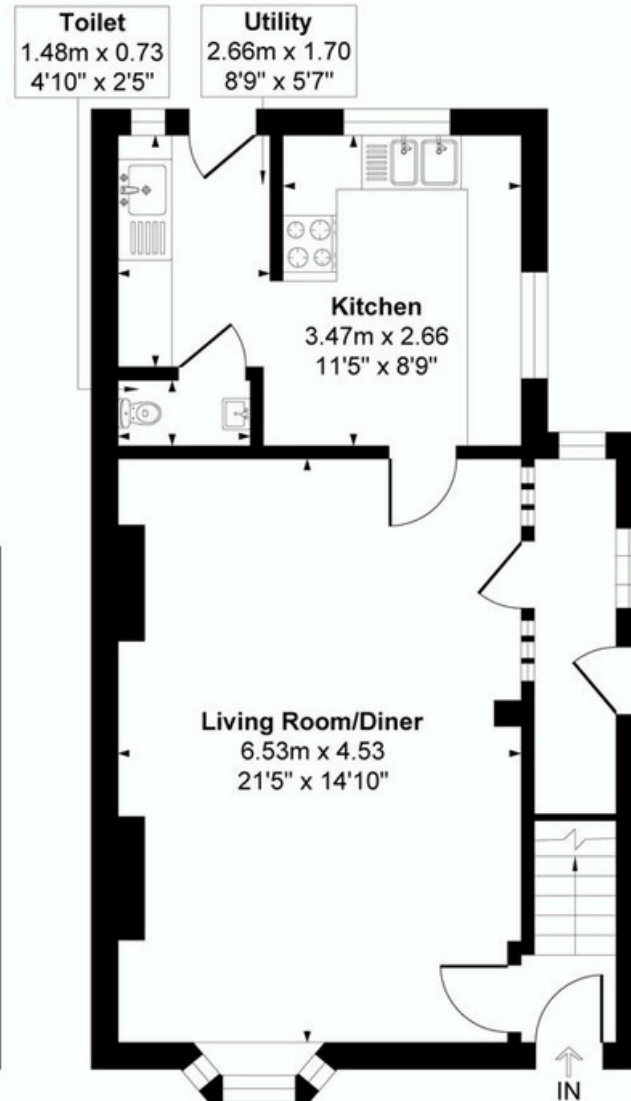
Outbuilding

Approx. 39.7 sq. metres (427.9 sq. feet)



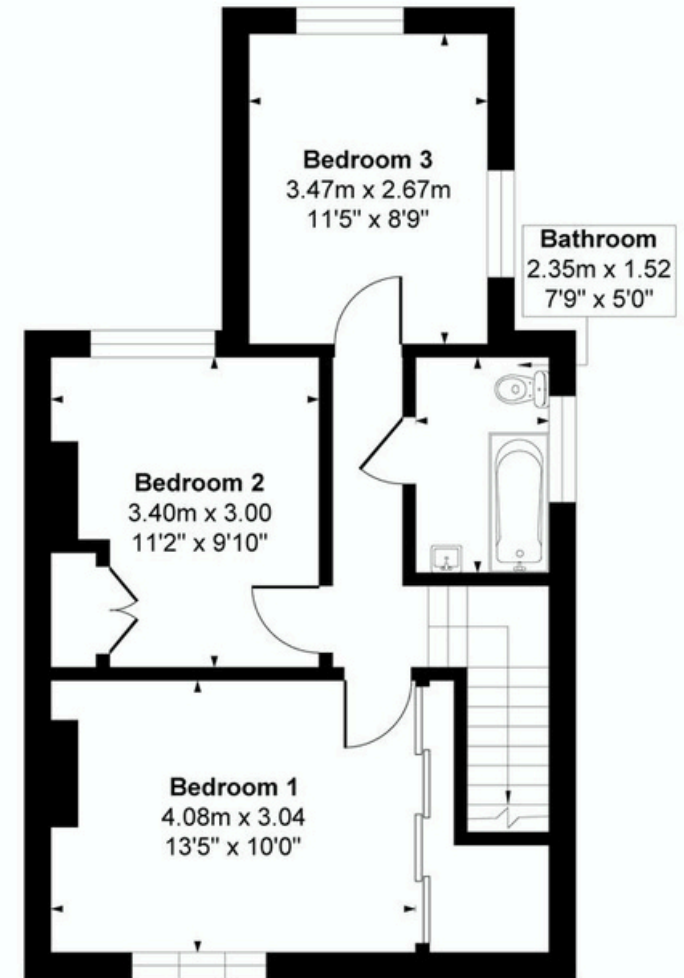
Ground Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



First Floor

Approx. 46.7 sq. metres (503.3 sq. feet)



Total area: approx. 139.5 sq. metres (1502.3 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		