



Comfrey Road

Stotfold,
Bedfordshire, SG5 4ER

£625,000

country
properties

An impressive five-bedroom detached family home offering spacious and versatile living accommodation arranged across three floors. This beautifully presented property features a bright and welcoming living room complete with a newly fitted media wall with a sound bar and electric fireplace, creating a stylish focal point for relaxing and entertaining. In addition, there is a separate dining room and a practical boot room, providing excellent flexibility. The ground floor is further complemented by a well-appointed kitchen and a separate utility room, offering both convenience and functionality. The upper floors host five generously proportioned bedrooms, including an impressive master bedroom featuring built-in wardrobes and en-suite shower room. The fifth bedroom is currently arranged as a fully fitted home office, making it ideal for those working remotely. Externally, the property benefits from a beautifully positioned south-facing rear garden. Further advantages include a garage and carport providing off-street parking for up to three vehicles. This superb home offers an ideal balance of space, comfort, and practicality, making it perfectly suited to modern family life.

- Immaculately presented throughout - Just move in
- South facing rear garden
- Five double bedrooms - fifth bedroom currently fitted out as an office
- Master bedroom with built in wardrobes and en-suite
- Newly fitted media wall in the living room
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)



INTERNAL

GROUND FLOOR

Entrance Hall

Fitted entrance door mat. Amtico flooring. Carpeted stairs rising to first floor with understairs storage cupboard and bespoke pull out storage. Doors to Boot room, Cloakroom, Kitchen/Breakfast room, Living room and Dining room.

Boot Room

7' 3" x 6' 11" (2.22m x 2.12m) Double glazed window to front aspect. Bespoke fitted storage. Amtico flooring. Radiator.

Kitchen/ Breakfast Room

14' 2" x 11' 10" max (4.33m x 3.61m max) A range of matching wall and base units with Quartz worksurfaces and upstands over. Inset Caple double sink with swan neck pull out flexi hose mixer tap over. Freestanding Rangemaster cooker to remain. Quartz splashback and extractor fan over. Integrated dishwasher. Freestanding American style fridge/freezer and integrated slimline wine cooler included. Breakfast bar with matching base units and Quartz worksurface over. Tiled flooring. Vertical radiator. Two double glazed windows to rear aspect. Door to Utility room.

Utility Room

6' 11" x 5' 5" (2.12m x 1.66m) Wall and base units with worksurfaces and upstands over. Inset stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Cupboard housing a combination boiler, serviced annually. Radiator. Part glazed door to side aspect.

Living Room

16' 5" x 11' 4" (5.01m x 3.46m) Media wall with sound bar and remote control electric fireplace with light and heat function. Multiple fitted storage cupboards. Fitted carpet. Double glazed French patio doors with wing windows onto rear garden.

Dining Room

11' 4" x 8' 9" (3.46m x 2.66m) Double glazed window to front aspect. Amtico flooring. Radiator.

Cloakroom

Wash hand basin with tiled splashbacks and low level WC. Amtico flooring. Radiator.



FIRST FLOOR

First Floor Landing

Doors to Bedroom One, Two, Three and main bathroom. Airing cupboard housing a hot water tank. Carpeted stairs rising to second floor. Radiator.

Bedroom One

19' 0" x 11' 11" (5.79m x 3.63m) Master bedroom with two double glazed windows to front aspect. Fitted carpet. Built in wardrobe with mirrored sliding doors. Radiator. Dressing area with built in wardrobe with mirrored sliding doors. Door to En suite.

En Suite

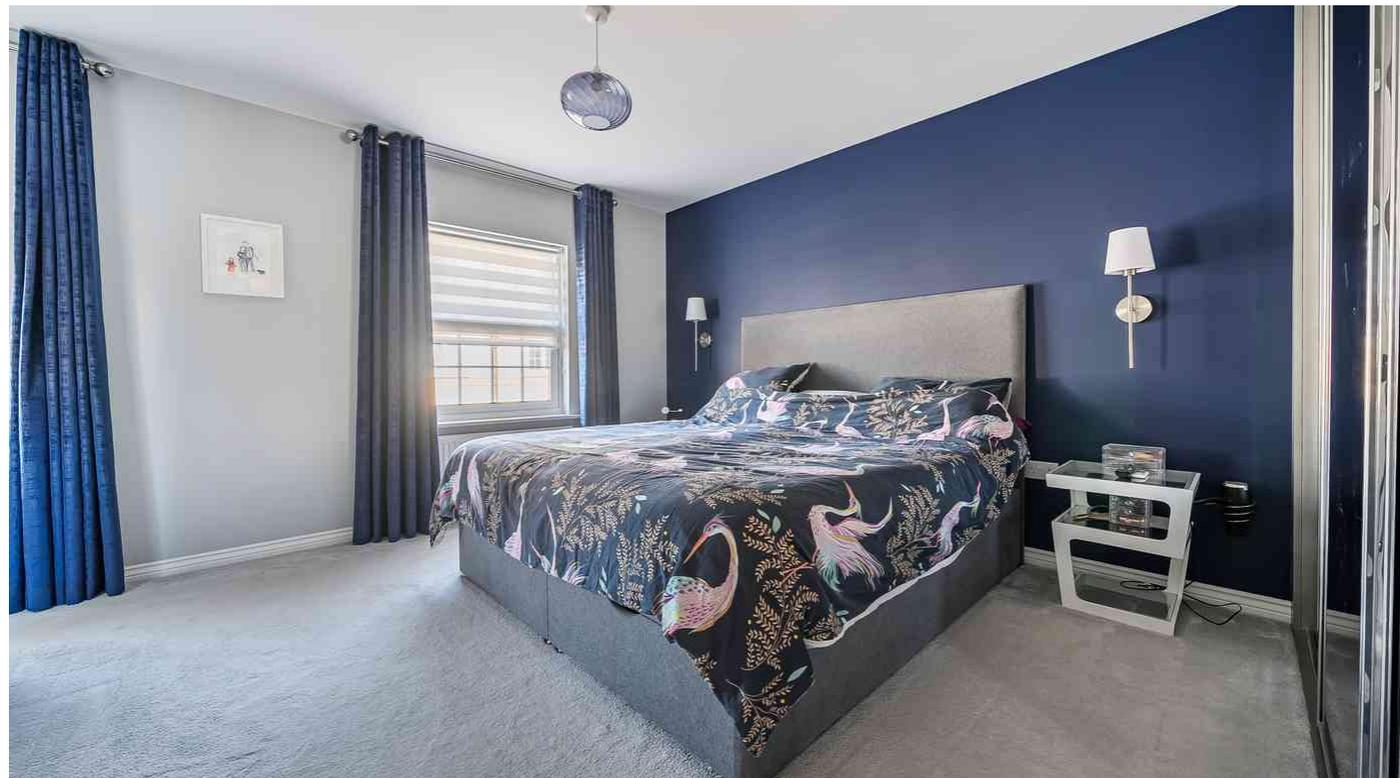
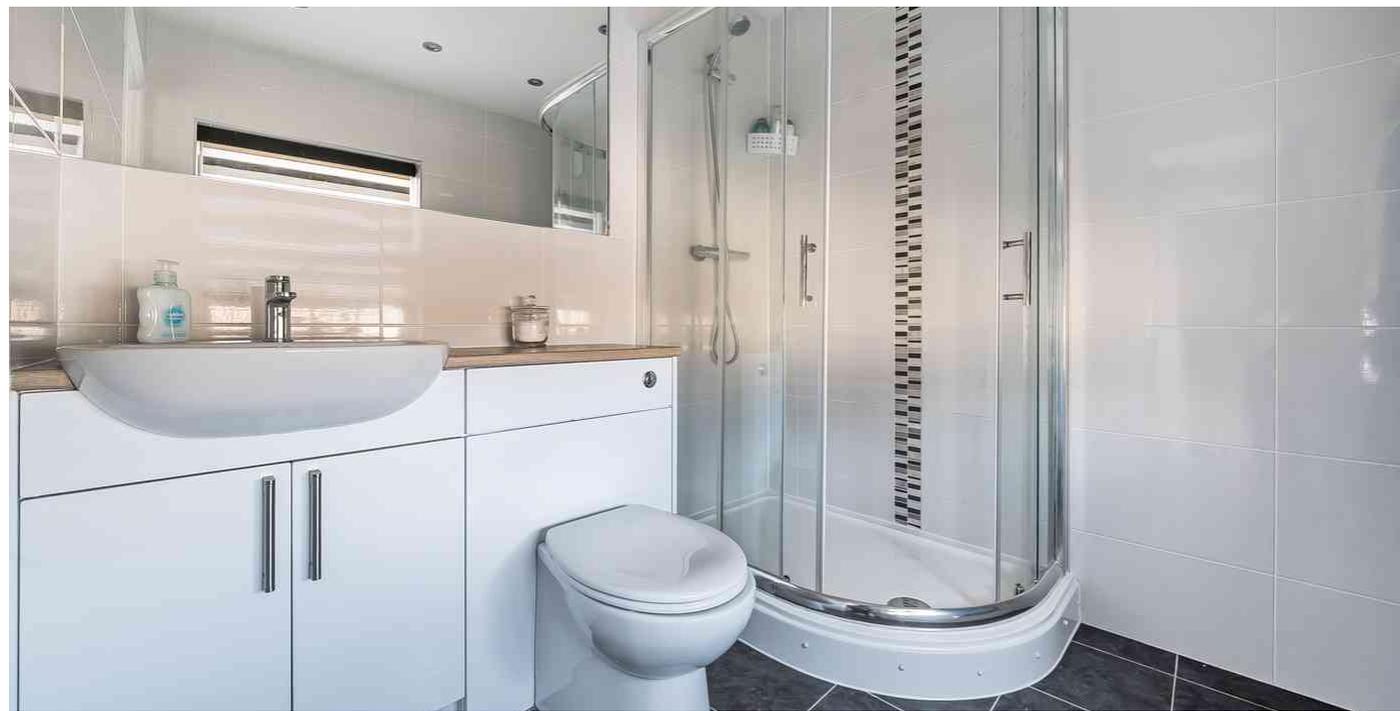
Suite comprising vanity wash hand basin and low level WC unit and corner shower cubicle. Fully tiled walls with flush-mounted bathroom mirror. Amtico tile effect flooring. Heated towel rail. Extractor fan.

Bedroom Two

14' 4" x 8' 2" (4.38m x 2.49m) Two windows to rear aspect. Fitted carpet. Radiator.

Bedroom Three

11' 7" x 9' 4" (3.52m x 2.84m) Double glazed window to rear aspect. Fitted carpet. Built in wardrobe with mirrored sliding doors. Radiator.



Bathroom

Fully tiled bathroom with suite comprising vanity wash hand basin and low level WC unit, panel enclosed bath tub with shower over, inset shelves and shower screen to side. Flush-mounted bathroom mirror. Heated towel rail. Extractor fan.

SECOND FLOOR

Second Floor Landing

Doors to Bedroom four, Study/Bedroom five and Shower room. Loft access.

Bedroom Four

16' 6" into bay x 11' 7" (5.03m into bay x 3.54m) Double glazed dormer window to front aspect and double glazed window to side aspect. Fitted carpet. Radiator.

Study/ Bedroom Five

16' 6" into bay x 7' 4" max (5.03m into bay x 2.24m max) Double glazed dormer window to front aspect and double glazed window to side aspect. Fitted carpet. A range of built in storage cupboards. Radiator.

Shower Room

Wash hand basin with tiled splashback, low level WC and fully tiled shower cubicle. Velux window. Radiator. Extractor fan. Amtico tile effect flooring.

OUTSIDE

Front Garden

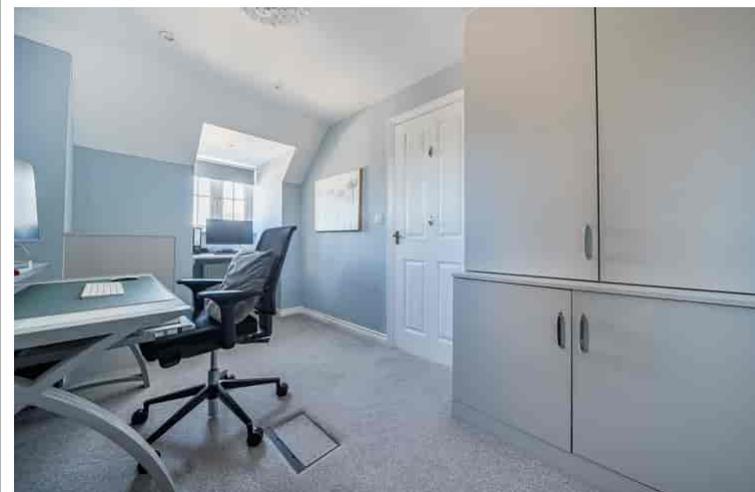
Enclosed by wrought iron fencing and laid to decorative stones with shrubs. Paved path to front door.

Rear Garden

South facing rear garden with paved patio area, grassed lawn area with shrub borders and mature trees to rear. Paved path leading to garden shed and personnel door to garage. Gated side access.

Garage and Parking

Carport providing off road parking space for two cars and leading to single garage with newly fitted up and over garage door. Pod Point electric vehicle charger to remain. Gated access to rear garden.



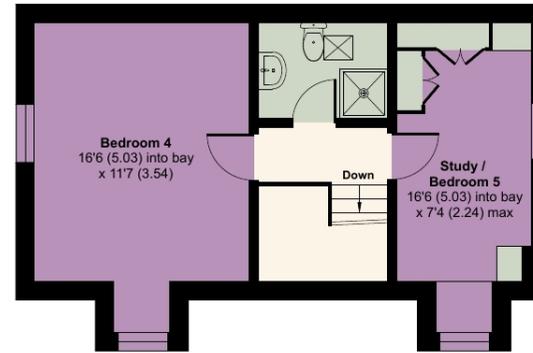


Approximate Area = 1731 sq ft / 160.8 sq m (excludes carport)

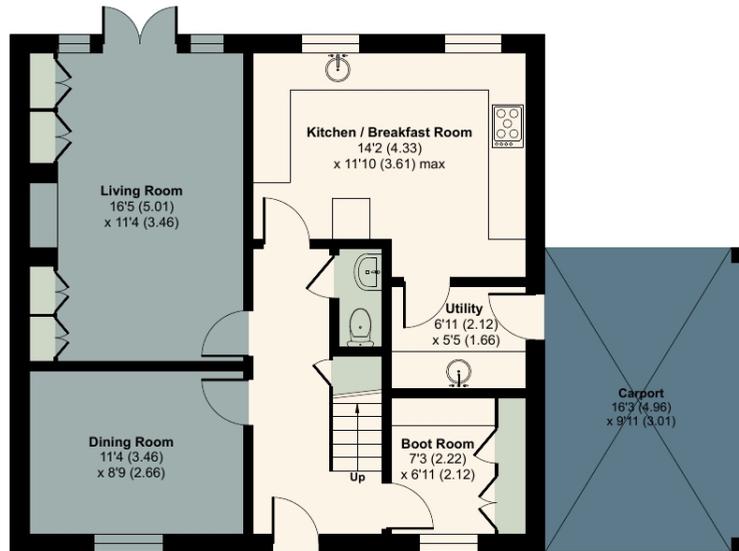
Garage = 172 sq ft / 15.9 sq m

Total = 1903 sq ft / 176.7 sq m

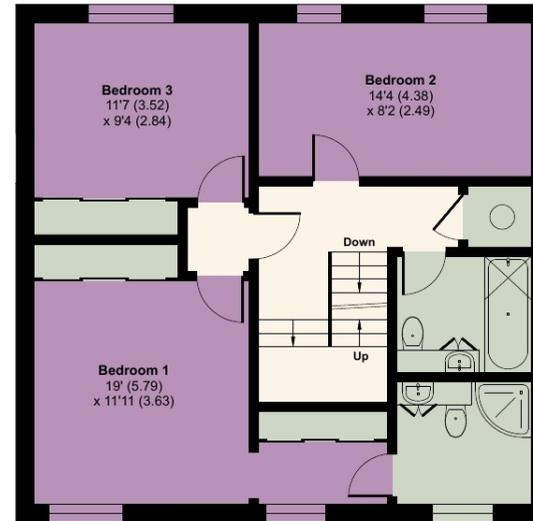
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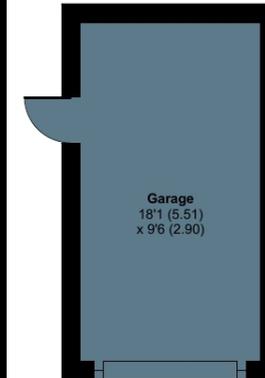
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1424745



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Viewing by appointment only

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