



**Hitchin Road**  
Stotfold,  
Bedfordshire, SG5 4HT  
**£525,000**

country  
properties



This sympathetically extended 4 bedroom detached family home is presented in excellent condition throughout and offers spacious family living with a south easterly facing rear garden.

- Dual aspect 18ft living room with double doors opening onto the rear garden
- Re-fitted kitchen/diner with Karndean flooring
- Separate family room
- Spacious 18ft main bedroom with walk-in wardrobe and en-suite shower room
- Driveway providing off road parking for several cars plus gated access to rear with additional parking
- Short drive to A1 and within easy access of Letchworth and Arlesey train stations
- Close to countryside walks

## GROUND FLOOR

### Entrance Porch

Oak flooring. Doors into entrance hall and cloakroom.

### Cloakroom

Suite comprising low level wc with concealed cistern and wash hand basin with tiled splashback. Tiled flooring. Radiator. Obscure double glazed window to front.

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Oak flooring. Radiator. Doors into kitchen/dining room and family room.

### Kitchen/Dining Room

19' 2" x 9' 5" (5.84m x 2.87m) A range of wall and base units with complementary worksurfaces and splashbacks. Inset one & half bowl ceramic sink with drainer and swan neck mixer tap over. Space for range cooker with glass splashback and stainless steel extractor hood over. Space and plumbing for washing machine. Integrated microwave, dishwasher and fridge/freezer. Storage cupboard. Karndean flooring. Two double glazed windows to rear plus door to side providing access to both the front and rear gardens.



## Living Room

18' 1" x 15' 8" (5.51m x 4.78m) Dual aspect room with double glazed window to front and french doors with sidelights, opening onto the rear garden. Two radiators. Door into:

## Family Room

11' 11" x 11' 2" (3.63m x 3.40m) Double glazed window to front. Wood effect flooring. Radiator.

## FIRST FLOOR

### Landing

Access to loft space. Double glazed window to side. Doors into all rooms.

### Bedroom 1

18' 2" x 15' 8" (5.54m x 4.78m) Double glazed window to front. Radiator. Door to walk-in wardrobe. Door into:

### En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc with concealed cistern and vanity wash hand basin. Fully tiled walls and tiled flooring. Extractor fan. Chrome heated towel rail. Obscure double glazed window to rear.

### Bedroom 2

12' 1" (max) x 11' 2" (max) (3.68m x 3.40m) Double glazed window to front. Radiator. Wood effect flooring.

### Bedroom 3

9' 5" x 6' 5" (2.87m x 1.96m) Double glazed window to rear. Radiator. Two fitted wardrobes.

### Bedroom 4

8' 2" x 7' 0" (2.49m x 2.13m) Double glazed window to front. Radiator. Wood effect flooring.

### Bathroom

Three piece suite comprising panel enclosed 'p' shaped bath with mains shower and glass side screen, low level wc with concealed cistern and countertop wash hand basin with storage under. Fully tiled walls and tiled flooring. Extractor fan. Chrome heated towel rail. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Enclosed with brick wall with conifer screening. Service light. Block paved driveway providing off road parking for several cars. Gated access to rear.

### Rear Garden

South easterly aspect rear garden laid mainly to lawn with paved patio area and stepping stone pathway. Cold water tap. Security light. Double gates with vehicular parking to front of garage and gated access to front.

### Garage

Up & over door to front with power/light connected.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





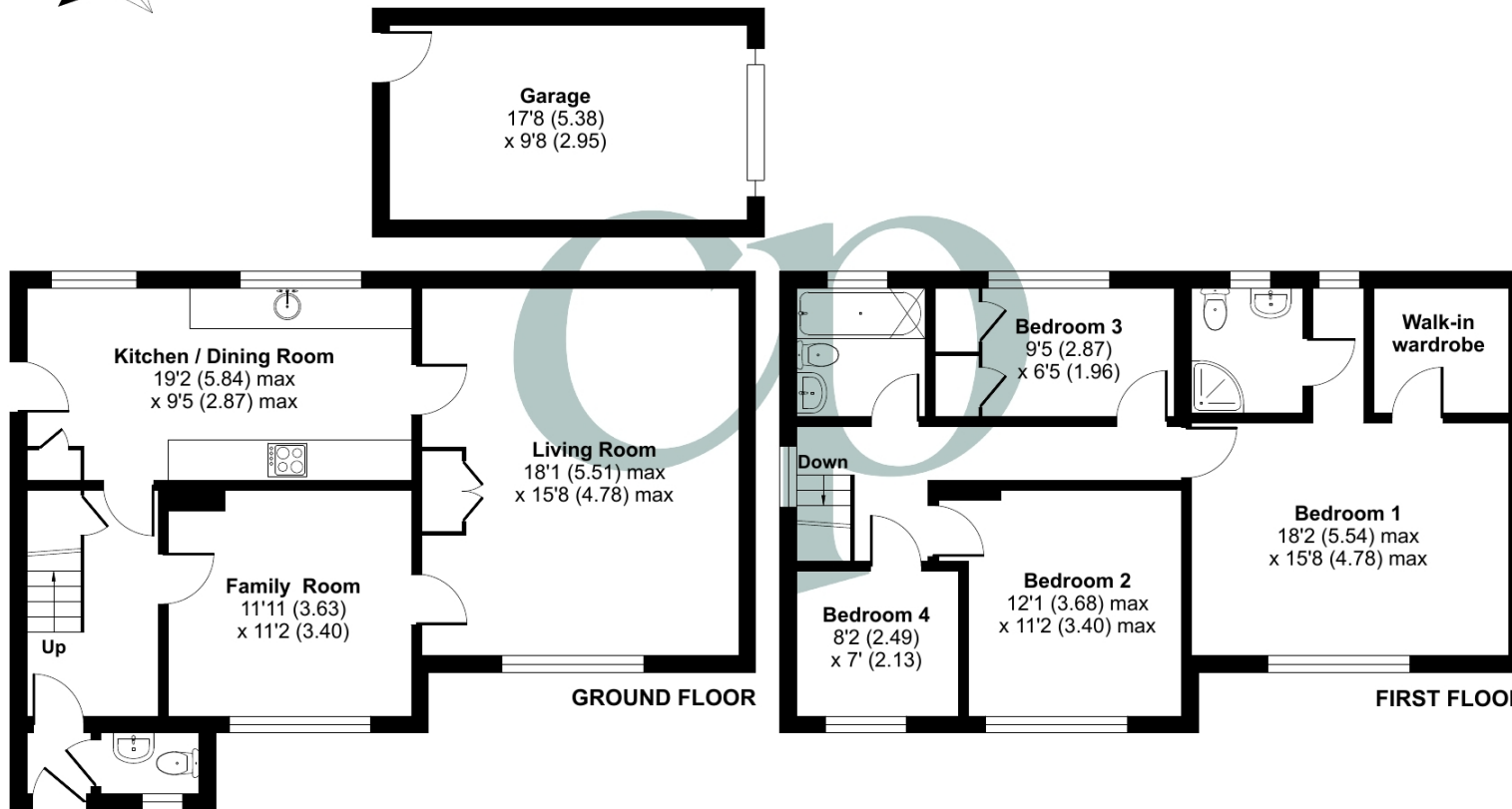
Approximate Area = 1424 sq ft / 132.2 sq m

Garage= 171 sq ft / 15.8 sq m

Total = 1595 sq ft / 148 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81
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: 1132677

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## Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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