



77, Valerian Way

STOTFOLD,
Bedfordshire, SG5 4ET
£550,000

COUNTRY PROPERTIES
PART OF HUNTERS

A substantial four bedroom family home with the feature of a double garage which is almost double height, with potential (subject to planning) to make a studio or extend the existing property. A superb family friendly layout with high quality kitchen diner, separate lounge, playroom and study, four good size bedrooms, two with en-suites and refurbished to a high standard. There is a well designed rear garden and access to side. Stofold has excellent commuter links into London and well regarded lower schools.

- Four bedroom family home
- Two En-Suite Shower Rooms
- Beautiful designed rear garden
- EPC - B
- Refurbished to a high standard
- Three Reception Rooms
- Excellent commuter links into London
- Council tax - Band E
- Modern kitchen / dining room



GROUND FLOOR

Entrance

Via front door leading into hallway

Entrance Hall

Smooth skimmed ceiling with spotlights inset, wood effect flooring and radiator. Stairs rising to first floor with under stair storage cupboard. Doors to all rooms.

Cloakroom

Smooth skimmed ceiling with spotlights inset, feature radiator and wooden floor. White suite comprising low level flush wc and wall mounted ceramic wash hand basin with tiled splashback.

Lounge

14' 8" Max x 13' 6" Max (4.47m x 4.11m)
Smooth skimmed ceiling with spotlights inset, radiator and wooden flooring, double glazed French doors opening into rear garden. Feature panelled wall.

Kitchen Dining Room

15' 8" Max x 12' 5" Max (4.78m x 3.78m)
Smooth skimmed ceiling with spotlights inset. A modern and contemporary range of eye and base level units providing storage with worksurfaces and tiled splashbacks. Built in butler sink and tap. Built-in dishwasher, fridge-freezer and washing machine. Five burner gas hob inset to worksurface with extractor fan and double wall oven. Feature breakfast bar, storage cupboard housing gas boiler. Radiator, wooden flooring and double glazed French doors opening into rear garden.

Playroom

10' 6" x 9' 7" (3.20m x 2.92m)
Smooth skimmed ceiling with spotlights inset, radiator, wooden flooring and double glazed window to front.

Landing

Smooth skimmed ceiling with access to loft space. Radiator. Airing cupboard. Doors to all rooms.

Study

9' 8" x 6' 5" (2.95m x 1.96m)
Smooth skimmed ceiling with spotlights inset, radiator and double glazed window to front.



En-Suite

Smooth skimmed ceiling. White suite comprising low level flush wc, pedestal mounted wash hand basin with tiled splashback and fully tiled shower cubicle. Ceramic tiled floor. Obscure double glazed window to front.

FIRST FLOOR

Bedroom

11' 6" x 10' 3" (3.51m x 3.12m)

Smooth skimmed ceiling, radiator, range of built-in wardrobes and double glazed window to front.

Bedroom

12' (plus depth of built-in wardrobes) x 10' 9" (3.66m x 3.28m)

Smooth skimmed ceiling. Radiator. A range of built-in wardrobes. Double glazed window to rear. Door to en-suite.

En-Suite

Smooth skimmed ceiling. White suite comprising low level flush wc, pedestal mounted wash hand basin with tiled splashback and fully tiled shower cubicle. Ceramic tiled floor and obscure double glazed window to rear.



Bedroom

9' 9" x 9' 5" (2.97m x 2.87m)
Smooth skimmed ceiling, radiator and double glazed window to front.

Bedroom

9' 7" x 8' 9" (2.92m x 2.67m)
Smooth skimmed ceiling, radiator and double glazed window to rear.

Family Bathroom

Smooth skimmed ceiling with spotlights inset. White suite comprising low level flush wc, pedestal mounted wash hand basin and panel enclosed bath. Part tiled walls and ceramic tiled floor.

OUTSIDE

Front Garden

Well maintained hedge and footpath leading to front door.

Rear Garden

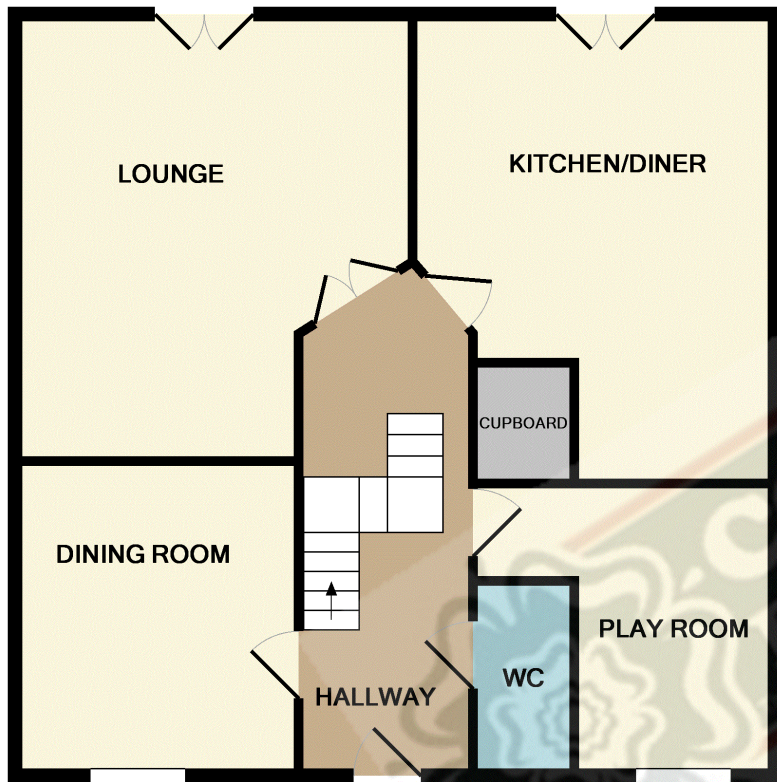
Fully enclosed rear garden which has been designed to create privacy , various tree and shrub borders with patio area. Gated side access.

Double Garage

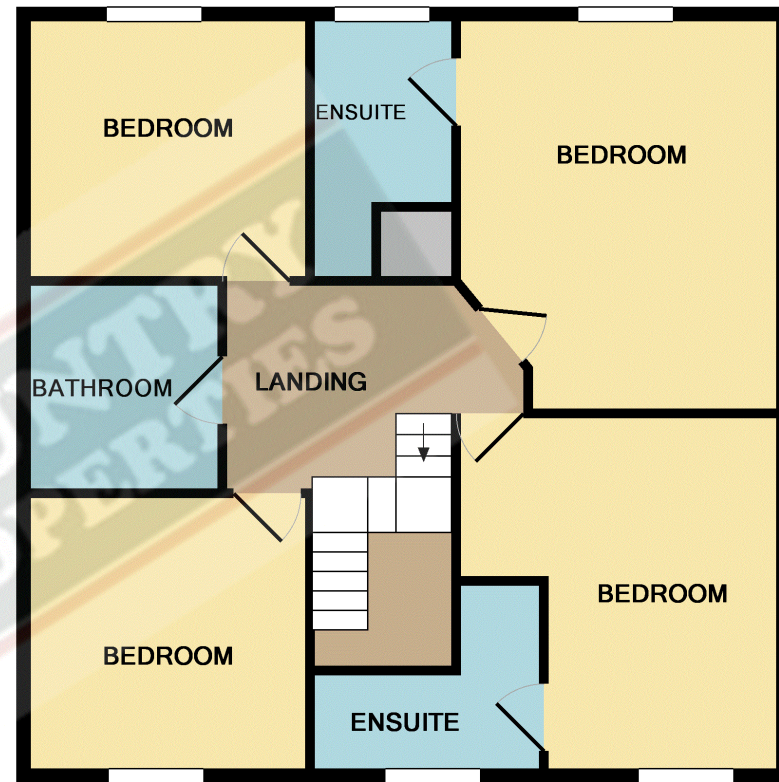
Two up and over doors, power/light.
Please note: This garage is double the height of a normal garage, and therefore subject to necessary planning approvals, can be converted into a studio or for the house to be extended.





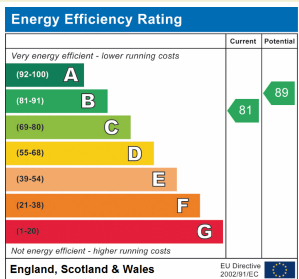


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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