



Grange Drive, Stotfold, Hitchin, Hertfordshire. SG5 4NJ

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## 3 Bedroom Semi-Detached House Guide Price £385,000 Freehold

A modern three bedroom semi detached property located on the popular Greenacres development on the outskirts of Stotfold. CHAIN FREE!

Internally the accommodation comprises entrance hall, cloakroom, a light and airy living room and fitted kitchen with integrated appliances to the ground floor. To the first floor are three bedrooms, the principal with en-suite shower room, and a family bathroom. Externally are front and rear gardens and a driveway to the side that provides off road parking for two cars.

- A modern semi-detached home
- Three bedrooms
- En-suite shower room
- Light and airy living room
- Fitted kitchen with integrated appliances
- Ground floor cloakroom
- First floor bathroom
- Front and rear gardens
- Driveway for two cars
- EPC rating C. Council tax band D

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

Double glazed front door.

**Entrance Hall:**

Stairs to first floor. Radiator. Tiled flooring.

**Cloakroom:**

A white suite comprising pedestal wash hand basin and low level WC. Tiled splash back area. Radiator. Inset ceiling lights. Extractor fan. Tiled flooring.

**Living Room:**

Abt. 15' 10" x 14' 1" (4.83m x 4.29m) A light and airy living room with double glazed French doors leading to the rear garden and dual aspect double glazed windows to the side and rear. Television point. Two radiators. Understairs cupboard. Inset ceiling lights. Tiled flooring.

**Kitchen:**

Abt. 11' 0" x 8' 6" (3.35m x 2.59m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel one and half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Double glazed window to front. Cupboard housing gas boiler. Inset ceiling lights. Television point. Radiator. Tiled flooring.

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

Double glazed window to side. Loft access. Overstairs storage cupboard. Carpet as fitted.

**Bedroom One:**

Abt. 12' 10" max x 9' 5" (3.91m max x 2.87m) Double glazed window to front. Radiator. Television point. Laminate flooring.

**En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back area. Radiator. Inset ceiling lights. Extractor fan. Tiled flooring.

**Bedroom Two:**

Abt. 9' 7" x 8' 4" (2.92m x 2.54m) Double glazed window to rear. Radiator. Television point. Laminate flooring.

**Bedroom Three:**

Abt. 7' 5" x 6' 7" (2.26m x 2.01m) Double glazed window to rear. A range of fitted wardrobes to one wall. Radiator. Inset ceiling lights. Laminate flooring.

**Bathroom:**

A white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to front. Extractor fan. Radiator. Inset ceiling lights. Tiled flooring.

**Outside:****Rear Garden:**

Paved patio area leading to an established lawn with mature shrub borders. Timber shed to remain. Gated side access.

**Driveway:**

A driveway to the side provides off road parking for two cars.

**Front Garden:**

Retained with wrought iron railings. Path to front door. Laid to lawn.

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

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

**Anti-Money Laundering (AML):**

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.

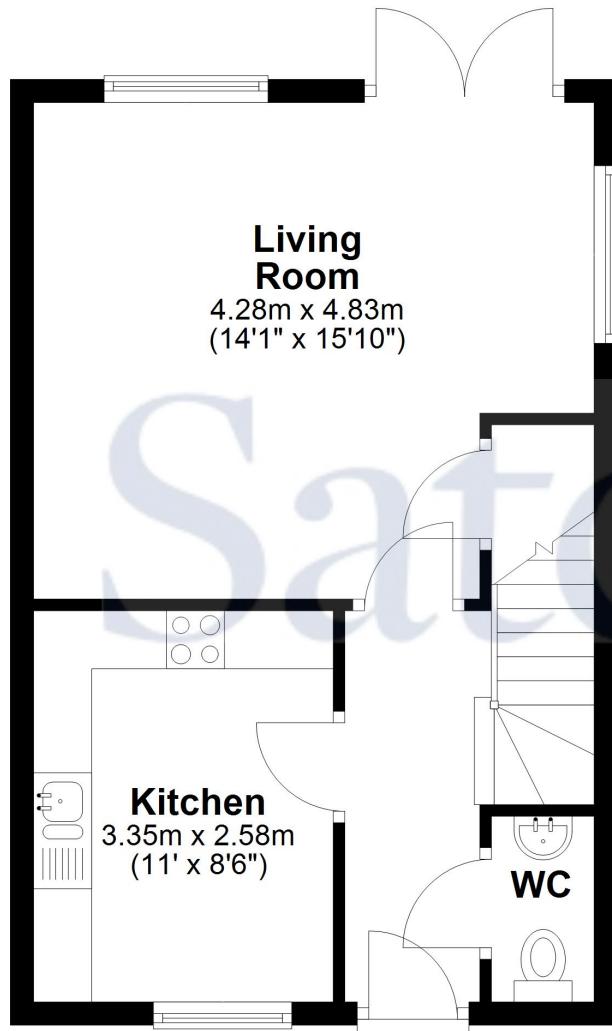




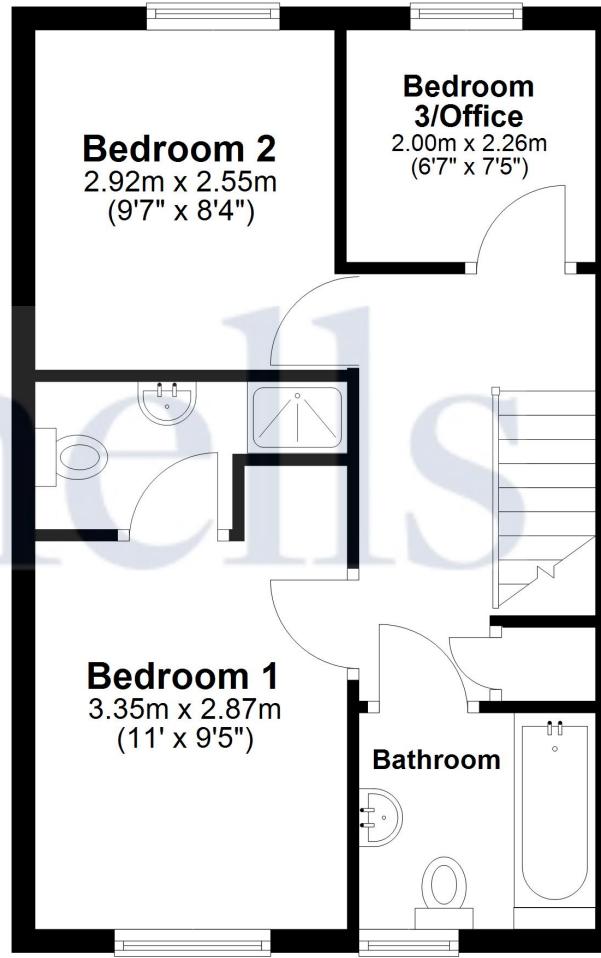
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



## First Floor



For illustrative 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.

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