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properties

25, Meadowsweet Way

Stotfold, Hitchin,  
Bedfordshire, SG5 4QF

£585,000



Viewing by appointment only

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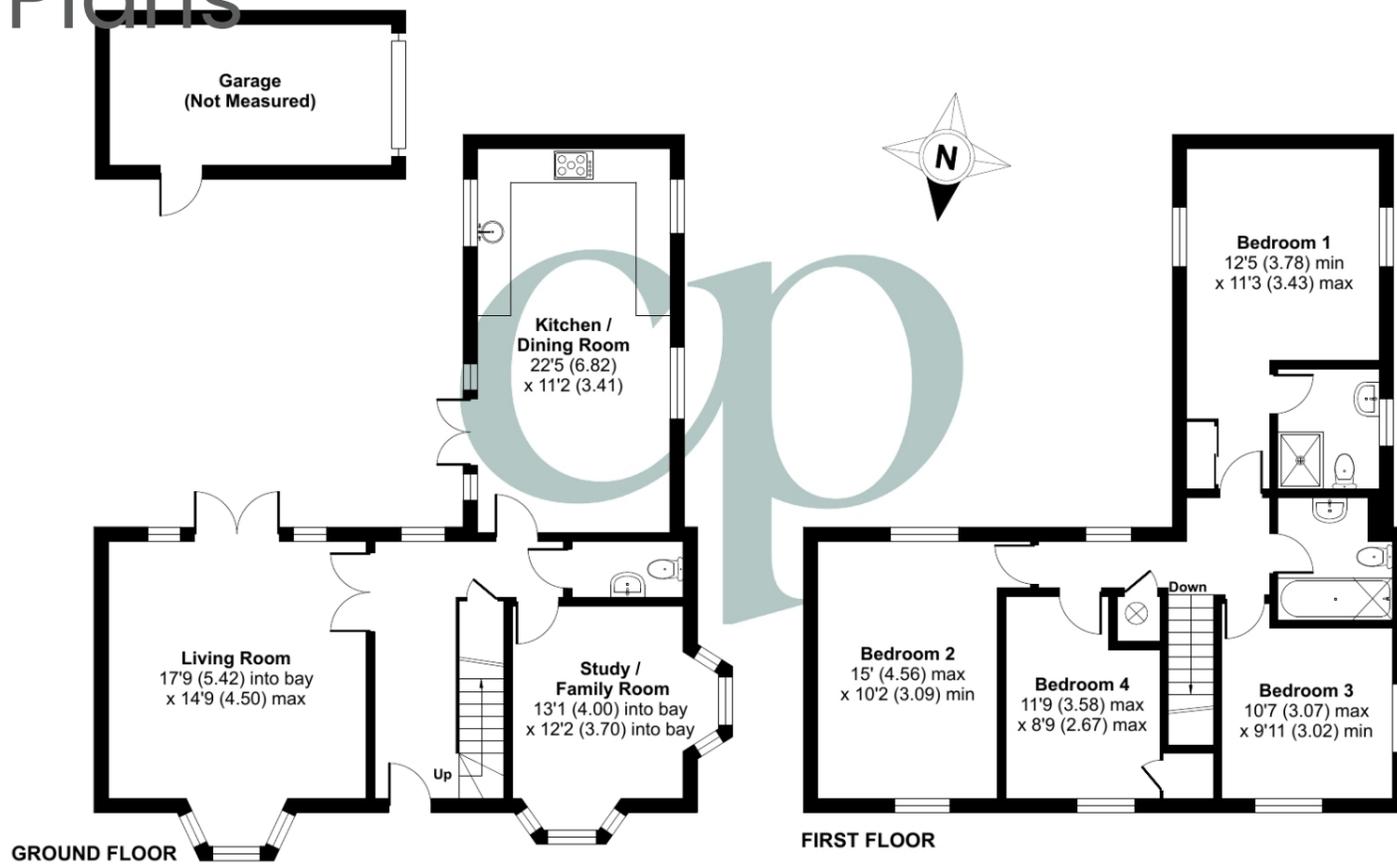
Located in the sought-after 'Green Acres' development, this beautifully presented 4-bedroom detached home offers exceptional living space and modern convenience. Boasting two generous reception rooms, a 22ft Kitchen dining room, a garage and south facing rear garden, this property is perfect for families and those who love to entertain.

- Four double bedrooms - En Suite to master
- Stylish 22ft Kitchen/diner with integrated appliances
- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- Garage and 1 off street parking space
- Immaculately presented throughout - just move in!
- 2 reception rooms
- South facing landscaped rear garden



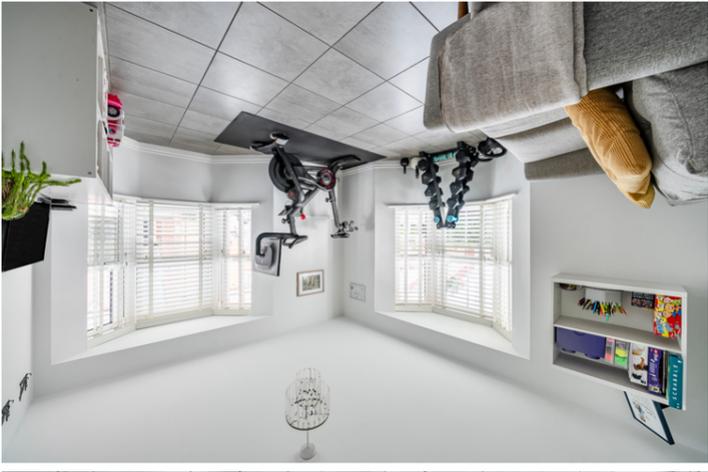
Approximate Area = 1545 sq ft / 143.5 sq m (excludes garage)  
For identification only - Not to scale

## Floor Plans



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1345909

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Wash hand basin and low level WC. Tiled splashbacks. Ceramic tiled flooring. Radiator.

### Cloakroom

Double glazed bay window to front and side aspect. Ceramic tiled flooring. Radiator.

### Study / Family room

Double glazed French patio doors onto rear garden. Two double glazed windows to side aspect and rear aspect. Radiator. Dishwasher. Free standing fridge machine. Ceramic tiled flooring. Double glazed French patio doors onto rear garden. Two double glazed windows to side aspect and rear aspect. Radiator.

A range of grey gloss finish wall and base units with worksurfaces over and upstands. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer boiler hot water tap over. Integrated double oven/grill and induction hob with stainless steel splashback. Integrated washing machine. Free standing fridge freezer. Ceramic tiled flooring. Double glazed French patio doors onto living room. Double glazed bay window to front aspect. Feature fireplace fitted with electric fire. Double glazed French doors onto rear garden.

### Living Room

Double doors with glass panels onto living room. Double glazed bay window to front aspect. Feature fireplace fitted with electric fire. Double glazed French doors onto rear garden.

### Entrance Hall

## GROUND FLOOR

## INTERNAL



## FIRST FLOOR

### Landing

Doors to all rooms and bathroom. Storage cupboard. Fitted carpet. Window to rear aspect. Radiator

### Bedroom One

Double glazed windows to rear and side aspect. Built in wardrobes. Fitted carpet. Radiator. Door leading to En Suite.

### En Suite

White suite comprising pedestal wash hand basin with tiled splashback, low level WC and double shower cubicle with tiled splashback wall. Wall mounted mirrored cabinet. Wood effect vinyl flooring. Double glazed window to side aspect. Heated towel rail.

### Bedroom Two

Double glazed window to front and rear aspect. Fitted carpet. Radiator.



### Bedroom Three

Double glazed window to front aspect. Fitted carpet. Built in storage cupboard. Radiator.

### Bedroom Four

Double glazed window to front and side aspect. Fitted carpet. Radiator. Loft access.

### Bathroom

Wash hand basin with tiled splashbacks, wall mounted mirrored cabinet, low level WC and panel enclosed bath with shower over and glass side screen. Tiled splashback wall. Wood effect vinyl flooring. Heated towel rail.

## OUTSIDE

### Front Garden

Low level brick wall to perimeter with garden areas to either side. Paved pathway leading to front door.

### Rear Garden

Rear garden laid mainly to AstroTurf, with raised sleeper border housing established shrubs. Patio seating area. Wooden garden shed. Side gate access to garage and parking.

### Garage and Parking

Single garage with up and over door. Personal door onto rear garden. Driveway to front of garage with off road parking for one cars.

