



Meadowsweet Way

Stotfold, Hitchin,
Bedfordshire, SG5 4QF
£550,000

country
properties

****BUY THIS PROPERTY THROUGH COUNTRY PROPERTIES AND RECEIVE £250 CASHBACK ON COMPLETION**** Located in the heart of Stotfold's popular Greenacre development, this extraordinary 4 bedroom detached property is a superb example of a modern family home. Offering a Kitchen/diner, 2 reception rooms, study and 2 bedrooms with en-suites. Externally, the property has a beautifully landscaped garden, perfect for those summer evenings and entertaining, A garage and driveway for up to 3 cars.

- Beautifully landscaped rear garden
- Driveway for up to 3 cars and single garage
- Two en suite bedrooms and two further bedrooms
- Short walk to Stotfold's local amenities
- Popular and well regarded school catchment
- Immaculate condition throughout – just move in!
- EV car charger to remain
- Easy access to A1(M) and Arlesey mainline station with direct links to London St Pancras in under 40 minutes.

INTERNAL

GROUND FLOOR

Entrance Hall

Tiled flooring. Storage cupboard with hanging rails. Doors to Living Room, Kitchen / Breakfast Room, Dining Room, Study and Cloakroom. Carpeted stairs rising to first floor. Radiator. Fitted security system.

Kitchen/ Breakfast Room

15' 10" x 12' 8" (4.82m x 3.85m) A range of matching wall and base units with worksurfaces over and upstands. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over with flexi pull out spray spout. Integrated combination oven with grill and inset gas hob with stainless steel extractor hood over. Glass splashback. Space for American style fridge/freezer. Space for integrated fridge/freezer. Integrated dishwasher. Plumbing and space for washing machine. Central kitchen island with breakfast bar and cupboard space. Ceramic tiled flooring. Vertical radiator. Double glazed French patio doors onto rear garden.

Dining Room

10' 7" x 9' 8" (3.23m x 2.94m) Dual aspect double glazed windows to front and side aspect with fitted shutters. Fitted carpet. Radiator.

Study

9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to front aspect with fitted shutters. Fitted carpet. Radiator.

Living Room

14' 9" x 13' 7" (4.50m x 4.14m) Double glazed French patio door with wing windows onto rear garden with fitted shutters. LVT wood flooring. Feature electric fireplace. Two radiators.



Cloakroom

Ceramic tiled flooring. Wash hand basin and low level WC. Tiled splashback. Extractor fan. Radiator.

FIRST FLOOR

Landing

Fitted carpet. Airing cupboard. Loft access. Radiator. Doors to all bedrooms and family bathroom.

Bedroom One

14' 1" (max) x 10' 11" (max) (4.28m max x 3.34m max)
Master bedroom with double glazed window with fitted shutters to rear aspect. Fitted carpet. Build in wardrobes. Radiator. Door to En Suite.

En Suite to Master Bedroom

Suite comprising pedestal wash hand basin, low level WC and fully tiled shower cubicle. Tiled splashback. Ceramic tiled flooring. Radiator. Extractor fan. Double glazed window to rear aspect.

Bedroom Two

13' 2" (max) x 11' 5" (max) (4.02m max x 3.48m max)
Double glazed window with fitted shutters to front aspect. Fitted carpet. Radiator. Door to En Suite.

En Suite to Bedroom Two

Suite comprising pedestal wash hand basin, low level WC and fully tiled shower cubicle. Tiled splashbacks. Radiator. Ceramic tiled flooring. Extractor fan. Double glazed window to front aspect.

Bedroom Three

11' 6" (max) x 10' 0" (max) (3.50m max x 3.05m max)
Double glazed window with fitted shutters to front aspect. Fitted carpet. Radiator.

Bedroom Four

9' 9" x 9' 2" (2.96m x 2.79m) Double glazed window with fitted shutters to rear aspect. Fitted carpet. Build in wardrobes. Radiator.

Bathroom

Part tiled bathroom suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over. Chrome heated towel rail. Ceramic tiled flooring. Extractor fan. Obscure double glazed window to side aspect.

OUTSIDE

Front Garden / Driveway

Front garden with decorative stone, plants and shrubs and paved path to front door. Driveway with off road parking space for up to three cars and a garage. Gated side access to rear. EV car charger to remain.

Rear Garden

Beautifully maintained landscaped rear garden with tiled patio area with raised wooden planters, circular artificial lawn area with flowers and shrubs borders. Raised patio area with space for a hot tub. Timber garden shed to remain. External water tap. External power point. Gated side access.

Garage

18' 9" x 9' 0" (5.74m x 2.74m) Single garage with up and over doors. Power and light. EV charging point to remain. Personal garage door onto rear garden.



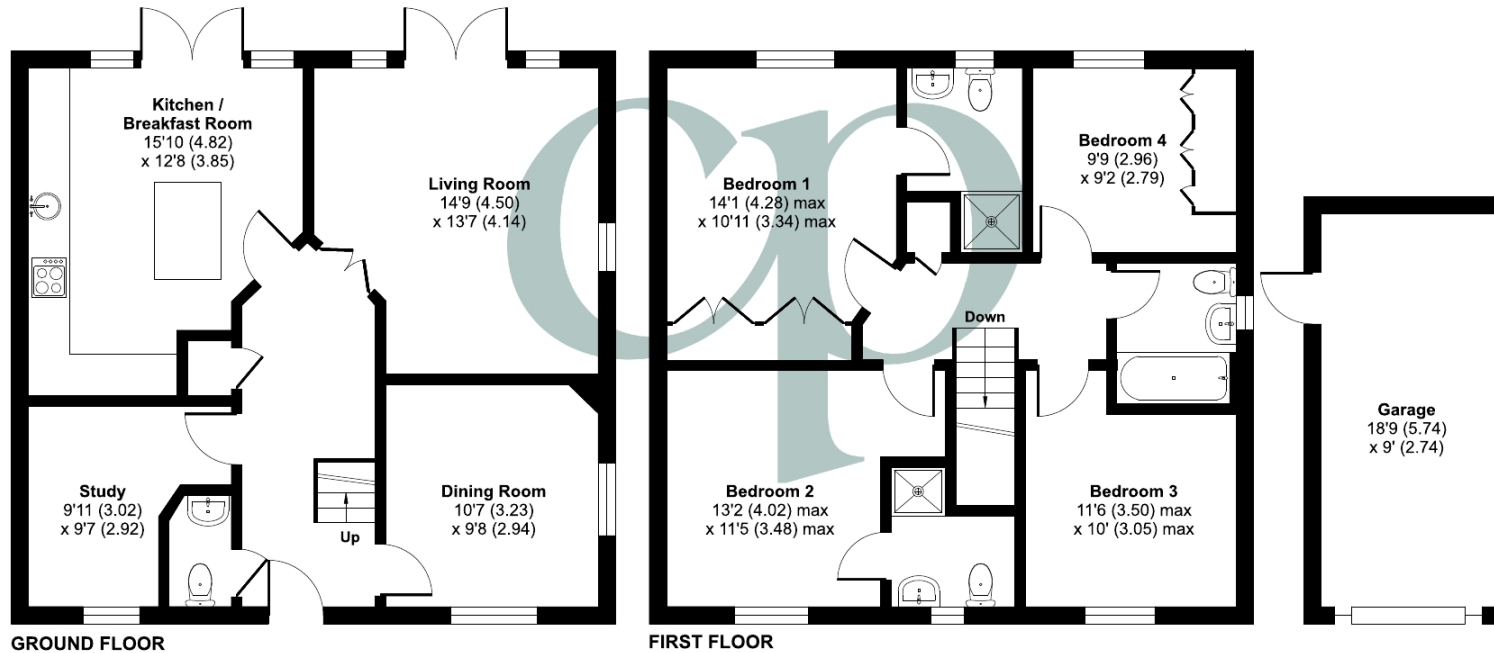


Approximate Area = 1396 sq ft / 129.6 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1566 sq ft / 145.5 sq m

For identification only - Not to scale



 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: 1309538

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Viewing by appointment only

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