



Elder Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4ST

| Satchells





## 3 Bedroom Detached House

### Guide Price £415,000 Freehold

This attractive detached home offers thoughtfully arranged accommodation over two floors and benefits from a private driveway providing convenient off-road parking and an impressive garden to the rear. The ground floor comprises a welcoming entrance hall, a generously proportioned lounge ideal for relaxation, a well-appointed fitted kitchen with French doors opening onto the rear garden, and a useful downstairs WC. Upstairs, the first floor hosts three well-sized bedrooms, a modern family bathroom, and a separate shower room, offering excellent flexibility for growing families or guests.

- Detached family home
- Approximately 4 years left on the NHBC
- Fully equipped kitchen
- Light & Airy lounge
- Downstairs cloakroom
- Good size bedrooms
- Ensuite shower room
- Oversized enclosed garden
- Off-road parking
- EPC rating B. Council tax band D

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

Double glazed composite front door.

**Hallway:**

Stairs to first floor. Storage cupboard. Radiator. Carpet as fitted.

**Kitchen/Dining Room:**

Abt. 15' 10" x 9' 4" (4.83m x 2.84m) The heart of the home is this beautifully fully-equipped kitchen/dining room with French doors leading to the rear garden. The kitchen area is fitted with a range of comprehensive eye and base level units with ample work surfaces. Integrated fridge/freezer, dishwasher and washing machine. One and a half bowl stainless steel sink unit. Double eye level electric oven. Four ring gas hob with extractor over. Cupboard housing boiler. Understairs storage cupboard. Radiator. Double glazed window to rear. Vinyl flooring.

**Living Room:**

Abt. 13' 11" x 12' 4" max (4.24m x 3.76m max) A generous well kept living room with feature electric fireplace. Media point. Radiator. Double glazed window to front. Carpet as fitted.

**WC:**

A white suite comprising pedestal wash hand basin and low level WC. Half tiled walls. Extractor fan. Vinyl flooring.

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

Loft access. Radiator. Carpet as fitted.

**Bedroom One:**

Abt. 11' 0" x 9' 1" (3.35m x 2.77m) A generous bright, double bedroom with large built-in wardrobes. Media point. Radiator. Double glazed window to front. Carpet as fitted.

**En-Suite:**

A white three-piece suite comprising fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Heated towel rail. Half tiled walls. Extractor fan. Double glazed window to front. Inset ceiling lights. Vinyl flooring.

**Bedroom Two:**

Abt. 10' 10" x 8' 10" (3.30m x 2.69m) Media point. Radiator. Double glazed window to rear. Carpet as fitted.

**Bedroom Three:**

Abt. 11' 7" x 6' 9" (3.53m x 2.06m) Media point. Radiator. Double glazed window to rear. Carpet as fitted.



**Bathroom:**

A three piece white suite comprising panelled bath with mixer taps, pedestal wash hand basin and low level WC. Extractor fan. Half tiled walls. Double glazed window to side. Vinyl flooring.

**Outside:****Front Garden:**

A minimal frontage with paved path leading to front door. Decorative stones. Outside light.

**Rear Garden:**

An oversized rear garden, mostly laid to grass, is fully enclosed with a paved patio area. Side gate access. Timber shed. Outside light, tap and socket.

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

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

**Anti-Money Laundering:**

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.





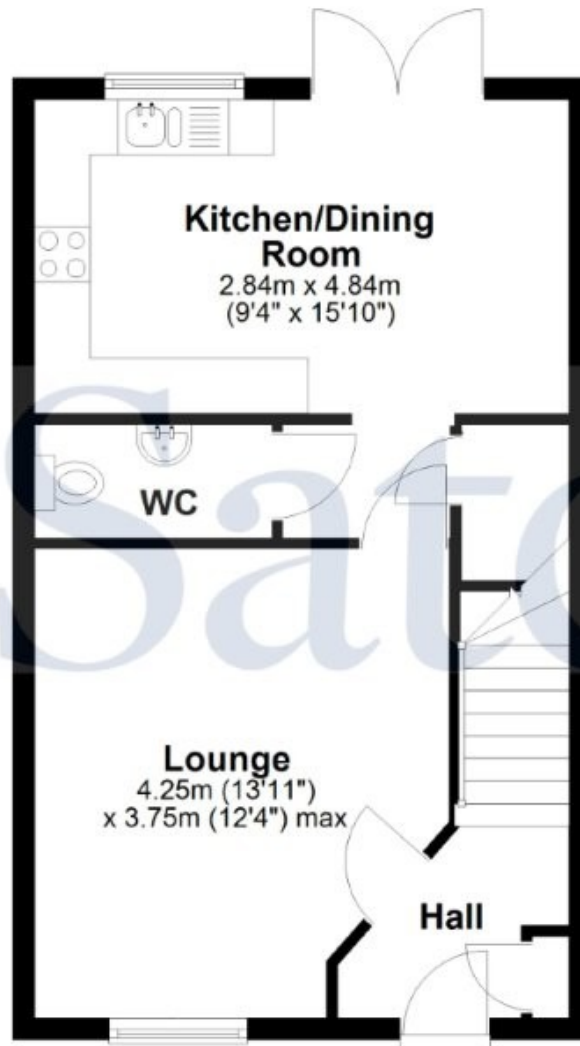


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

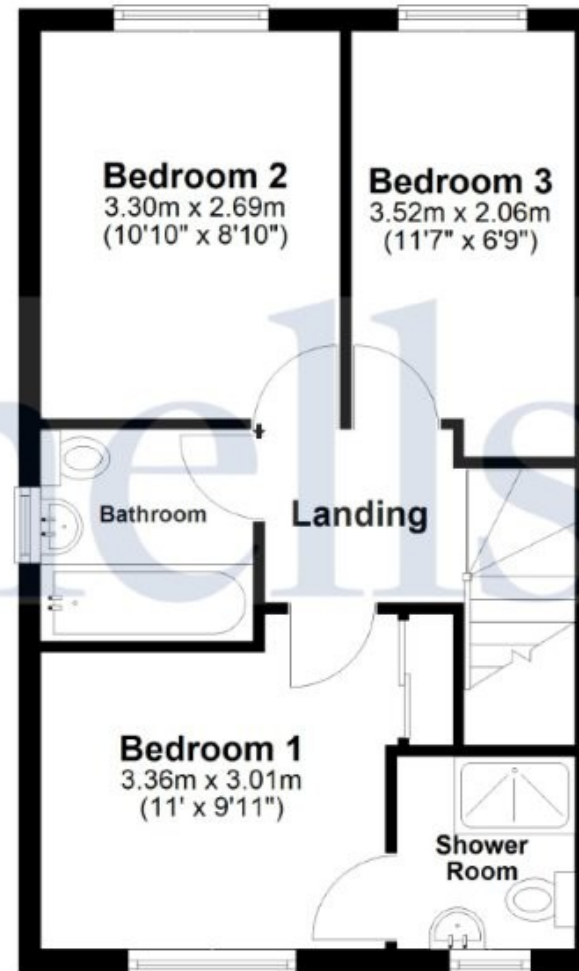
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## Ground Floor



## First Floor



For illustration 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.