



Buttercup Road, Stotfold, Hitchin, Hertfordshire. SG5 4PF

Satchells



5 Bedroom Detached House

Guide Price £625,000 Freehold

This versatile property offers spacious and flexible accommodation, perfect for modern family living. The ground floor features a welcoming entrance hall leading to a bright, front-aspect lounge, providing a comfortable space to relax and unwind. The heart of the home is the stylish open-plan kitchen and dining area, fitted with contemporary units and integrated appliances.

- Well presented five bedroom family home
- Spacious and light-filled living areas
- Landscaped rear garden with patio
- Modern detached three storey home
- Garden with rear access
- Double glazing
- Parking for two cars
- Excellent commuter links
- Close to schools and local amenities
- EPC rating C. Council tax band F

Ground Floor:**Kitchen/Diner:**

Abt. 17' 8" x 14' 7" (5.38m x 4.45m) An open plan kitchen/diner with feature modern units and ample work surfaces. Boiling hot water tap. Radiator. Door to the rear. Two French doors to the rear. Window to rear.

Utility:

Abt. 7' 3" x 7' 0" (2.21m x 2.13m) Convenient utility area with modern units and space for additional storage. Window to the front.

Cloakroom:

Understairs cloakroom with a white suite comprising wash hand basin and low level WC.

Living Room:

Abt. 25' 2" x 11' 5" (7.67m x 3.48m) Bright and spacious living room with a front facing window. Wood burning stove.

First Floor:**Principal Bedroom:**

Abt. 18' 5" x 11' 9" (5.61m x 3.58m) Window to front. Carpet as fitted. Radiator. Two built-in wardrobes with sliding mirror doors. Access to the en-suite.

En-Suite:

A partially tiled en-suite comprising shower cubicle, white wash hand basin and low level WC. Window to front. Radiator.

Bedroom Two:

Abt. 11' 5" x 9' 5" (3.48m x 2.87m) Built-in wardrobes with sliding mirror doors. Radiator. Access to en-suite. Carpet as fitted. Window to rear.

En-Suite:

A partially tiled en-suite comprising shower cubicle, white wash hand basin and low level WC. Window to the front. Radiator.

Bedroom Five:

Abt. 8' 10" x 8' 2" (2.69m x 2.49m) Double glazed window to rear. Radiator. Carpet as fitted.

Second Floor:**Bedroom Three:**

Abt. 11' 7" x 10' 11" (3.53m x 3.33m) Built-in wardrobes with sliding mirror doors. Radiator. Carpet as fitted. Windows to front and side.

Bedroom Four:

Abt. 11' 0" x 7' 4" (3.35m x 2.24m) Built-in wardrobes with sliding mirror doors. Radiator. Carpet as fitted. Windows to front and side.

Bathroom:

Fully tiled with suite comprising shower cubicle, white wash hand basin and low level WC. Window to rear. Radiator.

Outside:**Front Garden:**

To the front, the property is set back from the road with a low maintenance front garden.

Rear Garden:

Step outside into a beautiful rear garden offering the perfect balance of sunshine and privacy. The garden features a spacious patio area, ideal for outdoor dining and barbeques. The garden is fully enclosed with gated access to the driveway and double garage with power and lighting.

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.

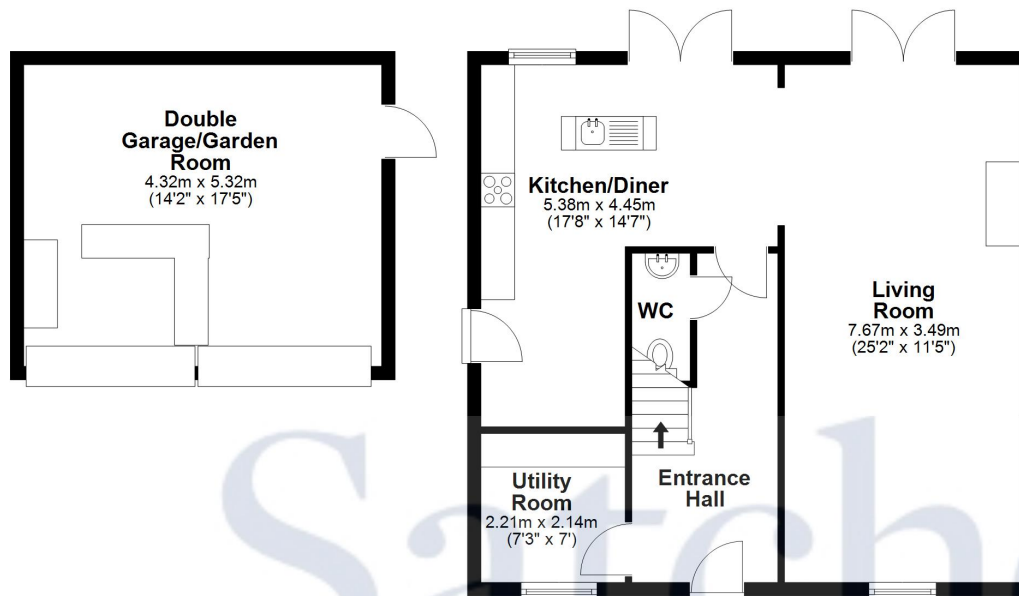




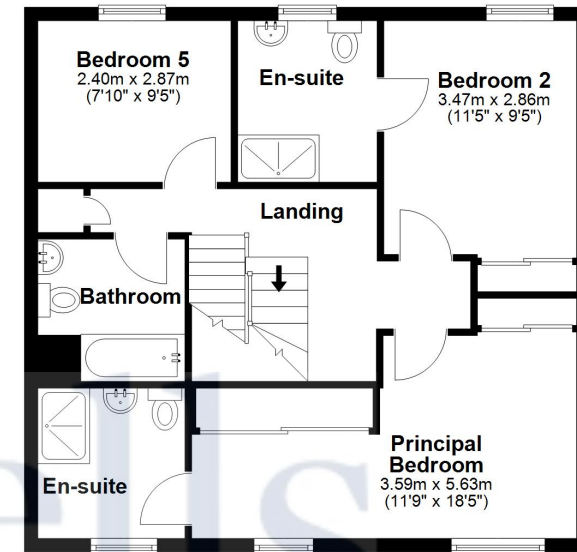
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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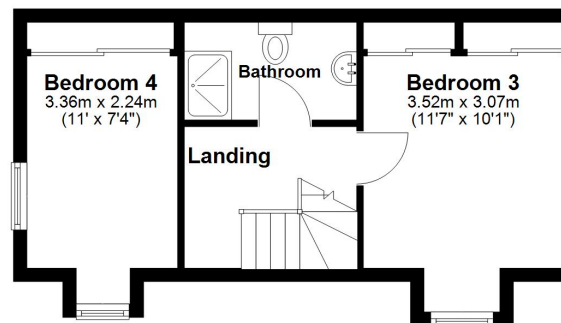
Ground Floor



First Floor



Second 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.