



77, Valerian Way

STOTFOLD,
Bedfordshire, SG5 4ET
Offers over £525,000

COUNTRY PROPERTIES

PART OF HUNTERS



A substantial four double bedroom family home which has been newly designed and refurbished to a high standard. There is the feature of a double garage which is almost double height, with potential (subject to planning) to make a studio or to extend the existing property. A superb family friendly layout with high quality shaker style kitchen diner, separate lounge, study and dining room, four good size bedrooms, two with en-suites, downstairs WC and a separate family bathroom. The rear garden has been professionally designed by a well known UK TV show. Stofold has excellent commuter links into London and well regarded lower schools.

- Four double bedroom family home
- Two en-suite shower rooms, family bathroom and a ground floor cloakroom
- Beautiful designed rear garden
- EPC - B
- Newly refurbished to a high standard
- Three Reception Rooms
- Excellent commuter links into London
- Council tax - Band E
- Modern kitchen / dining room
- Double garage and parking for 4 cars



GROUND FLOOR

Entrance

Via front door leading into hallway

Entrance Hall

Smooth skimmed ceiling with spotlights inset, engineered wood flooring and radiator. Stairs rising to first floor with understair storage cupboard. Doors to all rooms.

Cloakroom

2.00m x 1.04m (6' 7" x 3' 5")

Smooth skimmed ceiling with spotlights inset, feature radiator and engineered wooden floor. White suite comprising low level flush wc and wall mounted vanity hand basin with tiled splashback.

Lounge

4.59m x 4.08m (15' 1" x 13' 5")

Smooth skimmed ceiling with spotlights inset, radiator and engineered wooden flooring, double glazed French doors opening into rear garden. Feature panelled wall.

Kitchen Dining Room

4.82m x 3.72m (15' 10" x 12' 2")

Smooth skimmed ceiling with spotlights inset. A modern and contemporary range of eye and base level units providing storage with quartz worksurfaces and tiled splashbacks. Built in butler sink and tap. Built-in dishwasher, fridge-freezer, wine fridge and washing machine. Five burner gas hob inset to worksurface with extractor fan and double wall oven. Feature breakfast bar, storage cupboard housing gas boiler. Radiator, engineered wooden flooring and double glazed French doors opening into rear garden.

Study / Playroom

3.10m x 3.00m (10' 2" x 9' 10")

Smooth skimmed ceiling with spotlights inset, radiator, engineered wooden flooring and double glazed window to front.

Dining Room / Snug

3.23m x 2.91m (10' 7" x 9' 7")

Smooth skimmed ceiling with spotlights inset, radiator, double glazed window to front and engineered wooden floor.



FIRST FLOOR

Landing

Smooth skimmed ceiling with access to boarded loft space. Radiator. Airing cupboard. Doors to all rooms.

Bedroom 1

4.10m x 3.36m (13' 5" x 11' 0")

Smooth skimmed ceiling, radiator, carpet, a range of built-in wardrobes and double glazed window to rear. Door to en-suite.

En-Suite

2.74m x 1.50m (9' 0" x 4' 11")

Smooth skimmed ceiling. White suite comprising low level flush wc, wooden vanity unit sink with marble top hand basin with tiled splashback and tiled walk-in shower. Tiled floor. Obscure double glazed window to rear.

Bedroom 2

3.72m x 3.36m (12' 2" x 11' 0")

Smooth skimmed ceiling, radiator, range of built-in wardrobes, carpet and double glazed window to front. Door leading to:



En-Suite

2.40m x 2.00m (7' 10" x 6' 7")

Smooth skimmed ceiling. White suite comprising low level flush wc, vanity hand basin with tiled splashback and tiled shower cubicle. Tiled floor, feature heated towel rail and obscure double glazed window to front.

Bedroom 3

2.94m x 2.90m (9' 8" x 9' 6")

Smooth skimmed ceiling, radiator, carpet and double glazed window to front.

Bedroom 4

2.94m x 2.74m (9' 8" x 9' 0")

Smooth skimmed ceiling, radiator, carpet and double glazed window to rear.

Family Bathroom

2.18m x 2.04m (7' 2" x 6' 8")

Smooth skimmed ceiling with spotlights inset, two wall lights. White suite comprising high level flush wc, vanity sink unit with storage below, roll top bath with clawed feet and shower attachments. Part tiled walls and tiled floor.

OUTSIDE

Front Garden

Well maintained hedge and footpath leading to front door. Exterior power outlet.

Rear Garden

Fully enclosed rear garden which has been professionally designed by a well known UK television show to create privacy, various tree and shrub borders with patio area. Gated side access. Exterior power outlet.

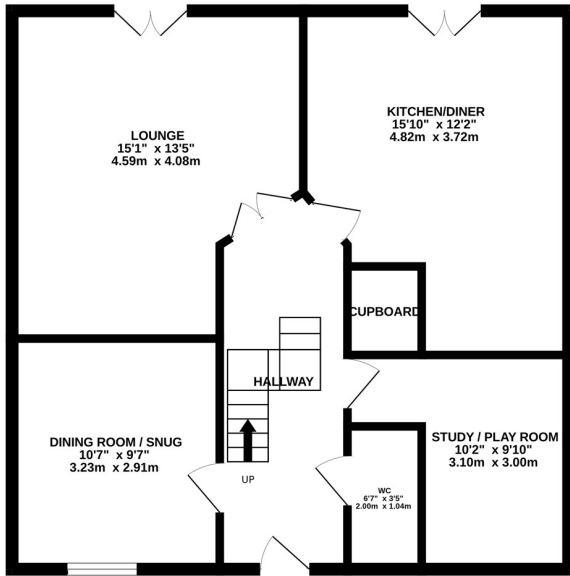
Double Garage

Two up and over doors, power/light. Please note: This garage is double the height of a normal garage, and therefore subject to necessary planning approvals, can be converted into a studio or for the house to be extended.

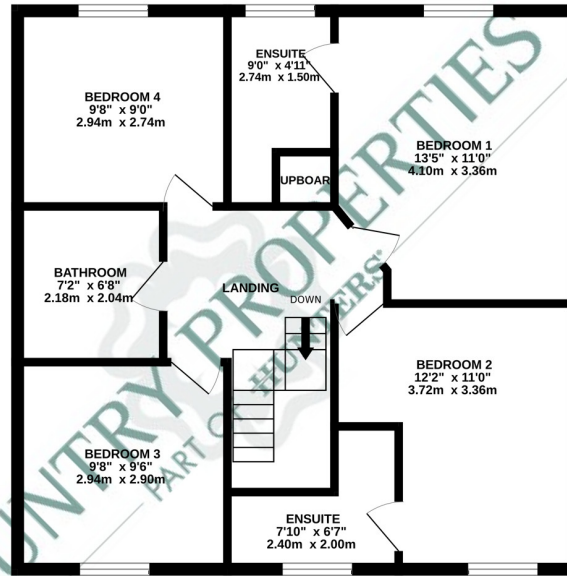




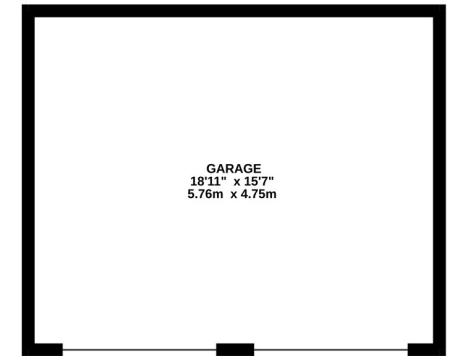
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.

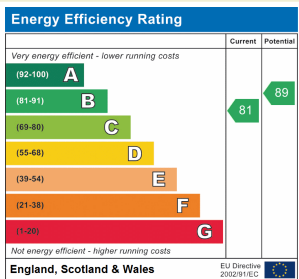


GARAGE
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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