



Mulberry Close, Stotfold, Hitchin, Hertfordshire. SG5 4NL

Satchells



3 Bedroom End of Terrace House Guide Price £350,000 Freehold

Early viewing is highly recommended on this extended and beautifully presented end terrace home located in the heart of Stotfold.

Internally the accommodation comprises entrance hall, ground floor cloakroom, a light and airy lounge with a box bay window and a fully fitted kitchen/dining room with integrated appliances and solid wood worktops to the ground floor. Upstairs are three bedrooms and a recently refitted family bathroom. Externally is a south facing rear garden, attractive front garden, allocated parking and additional visitors parking.

- Superbly presented end terrace home
- Three bedrooms
- Fitted kitchen/dining room
- Refitted bathroom
- Ground floor cloakroom
- South facing rear garden
- Allocated parking and additional visitor parking
- Gas central heating
- Double glazing
- Awaiting EPC. Council tax band C

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Double glazed window to side. Radiator. Telephone point. Half panelled walls. Coving to ceiling. Laminate flooring.

Cloakroom:

A white suite comprising a low level WC and vanity unit with inset wash hand basin. Wall mounted storage units. Tiled splashback area. Heated towel rail. Utility cupboard with plumbing for automatic washing machine and space for tumble dryer. Extractor fan. Coving to ceiling. Inset ceiling lights. Ceramic tiled flooring.

Lounge:

Abt. 14' 8" x 12' 4" (4.47m x 3.76m) Double glazed box bay window to front. Television point. Stairs to first floor with modular storage under. Part panelled walls. Radiator. Wall mounted thermostat control. Coving to ceiling. Carpet as fitted.

Kitchen/Dining Room:

Abt. 14' 8" x 10' 9" (4.47m x 3.28m) A superbly fitted kitchen/dining room comprising a comprehensive range of eye and base level units with solid wood work surfaces. Inset stainless steel one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated dishwasher and microwave. Space for fridge/freezer. Tiled splashback area. Cupboard housing gas boiler. Large storage cupboard. Radiator. Double glazed French doors leading to the rear garden. Double glazed window to rear. Inset ceiling lights. Coving to ceiling. Ceramic tiled flooring.

First Floor:**Landing:**

Doors to all rooms. Carpet as fitted.

Bedroom One:

Abt. 12' 5" x 8' 5" (3.78m x 2.57m) Double glazed window to front. Feature panelled wall. Radiator. Television point. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 10' 11" x 8' 5" (3.33m x 2.57m) Double glazed window to rear. Feature panelling to walls. Radiator. Loft access. Coving to ceiling. Carpet as fitted.

Bedroom Three:

Abt. 8' 7" x 6' 0" (2.62m x 1.83m) Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring.

Bathroom:

A recently refitted white suite comprising a panelled bath with mixer tap, thermostatic shower over and glass screen, vanity unit with contemporary counter top wash hand basin and low level WC. Heated towel rail. Part tiled walls. Airing cupboard. Double glazed window to rear. Inset ceiling lights. Coving to ceiling. Vinyl flooring.

Outside:**Front Garden:**

An attractive front garden with an established lawn retained with wooden sleepers. Raised flower bed. Path to front door.

Rear Garden:

A south facing rear garden with paved patio, area laid to lawn and flower bed retained with wooden sleepers. Outside light. Outside tap. Gated rear access.

Parking:

There is allocated parking for one car with further visitors spaces.

Additional Information:**Anti-Money Laundering:**

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Connected to the mains drain

Flood risk: Not flooded in the last 5 years

Mobile/Phone: Good

Tenure: Freehold

Council Tax band: Band C

Council Tax payable: £2215.28

For further material information please contact the office marketing this property.





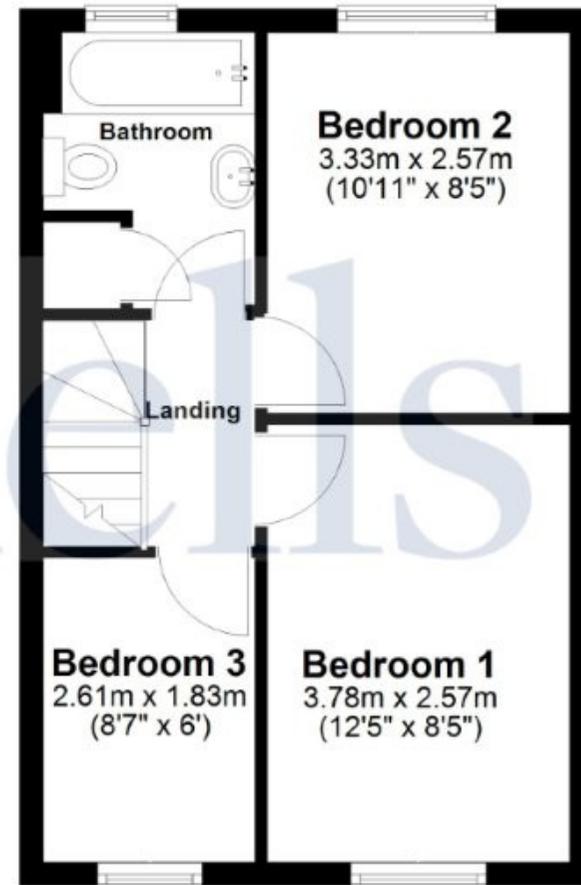
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.