



Eskil Paddock

Stotfold,
Bedfordshire, SG5 4TB
£375,000

country
properties

A beautifully presented three bedroom semi-detached home located on the popular 'Four Mills' development on the edge of Stotfold. The property built by Linden Homes is located within walking distance of local amenities and a short drive to Arlesey station for rail links into the city.

- Beautifully presented throughout – just move in!
- Bedroom 1 with en suite and built in wardrobes
- Two allocated car parking spaces immediately to the front of the property
- Perfectly located for commuting to London. St Pancras is only a 40 minute train journey from Arlesey station!
- The local amenities of Stotfold are just a short walk from home with a selection of local pubs, restaurants, general store, and a local Primary School

GROUND FLOOR

Entrance Hall

Radiator. Vinyl flooring. Stairs rising to first floor with understairs storage cupboard. Doors to Kitchen/Dining Room, Living Room and Cloakroom.

Kitchen/Dining Room

4.78m x 2.79m (15' 8" x 9' 2")

Fully fitted kitchen with a range of wall and base mounted units and quartz worktops. Built in electric oven, four ring gas hob and extractor fan. Integral fridge/freezer, washing machine and dishwasher. Double-glazed window to front aspect. Radiator. Space for dining table. Wood effect flooring.

Living Room

4.98m (max) x 4.04m (max) (16' 4" max x 13' 3" max)

Double glazed window and patio doors to rear garden. Radiator. Wood-effect flooring. Large understairs storage cupboard.



Cloakroom

Low level WC and pedestal wash hand basin. Radiator. Wood-effect flooring. Double glazed obscured window to front aspect.

FIRST FLOOR

Bedroom One

3.86m x 2.77m (12' 8" x 9' 1")
Double glazed window to rear.
Radiator. Built in double wardrobe.
Door to En-suite.

En-suite

White suite comprising low level WC, pedestal wash hand basin with tiled splashback and double shower cubicle with tiled splashback wall. Extractor fan. Radiator. Vinyl flooring.

Bedroom Two

2.87m x 2.74m (9' 5" x 9')
Double glazed window to front.
Radiator. Built in double wardrobe.

Bedroom Three

3.20m (max) x 2.11m (max) (10' 6" max x 6' 11" max)
Double-glazed window to rear.
Radiator. Built in double wardrobe.

Bathroom

White suite consisting low level WC, pedestal wash hand basin and panel enclosed bath tub with shower over. Double-glazed window to front. Radiator. Extractor fan. Vinyl flooring.

OUTSIDE

Front Garden

Mainly laid to lawn with flower and shrub border. Paved pathway to front door. Driveway with parking space for two cars.

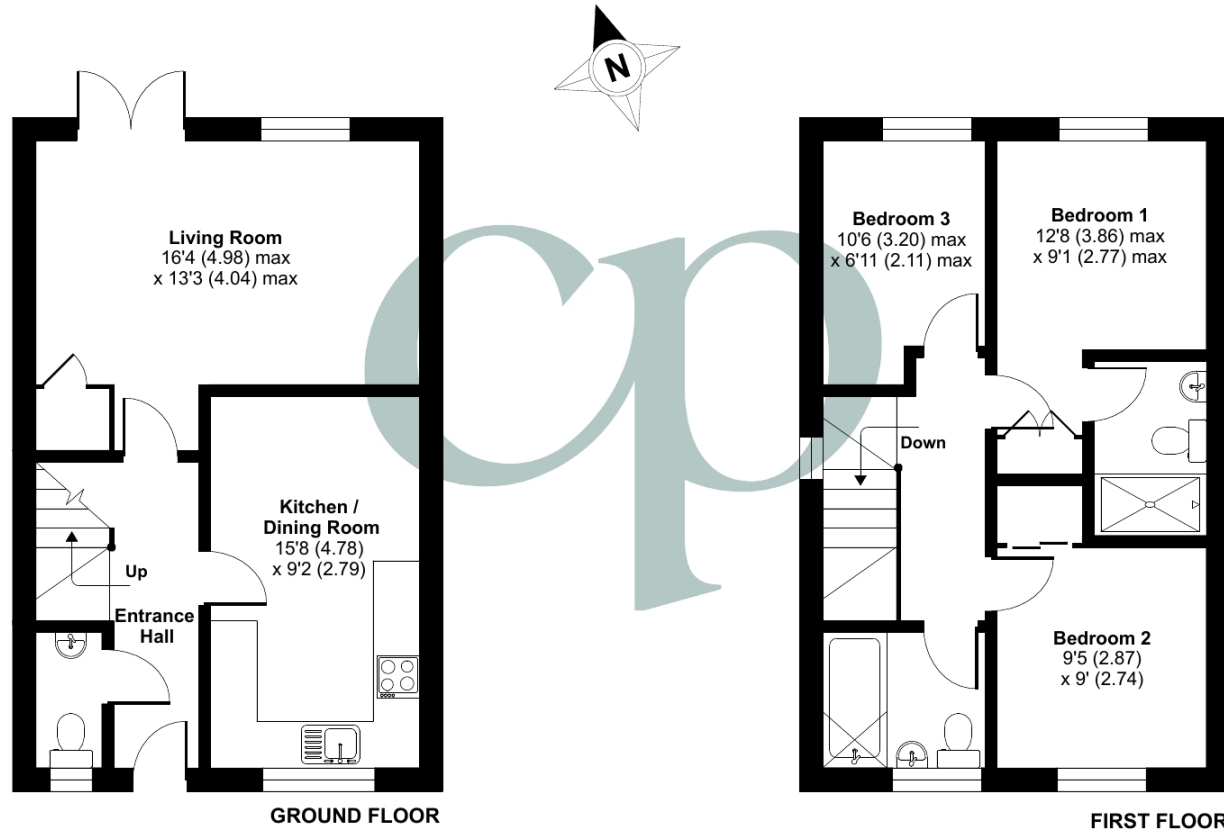
Rear Garden

Private enclosed rear garden with paved patio area and grassed lawn area. Gated access to side.



Approximate Area = 892 sq ft / 82.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1029111

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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