



Hazel Grove

Stotfold,
Bedfordshire, SG5 4JZ
£900,000

country
properties

This 5/6 bedroom family home, approximately 2,900 sq feet has been sympathetically extended to provide spacious and versatile family living. Nestled at the end of a quiet cul-de-sac location enjoy seamless indoor-outdoor flow, perfect for modern family living, while the enclosed garden overlooking the Pix Brook is the perfect space for outdoor entertaining. The family friendly layout is flexible to suit a families needs and also boasts annex opportunities if required.

- Master bedroom with fitted wardrobes and 4 piece en-suite with Jacuzzi corner bath
- Large private enclosed rear garden
- 17ft Living Room with bi-fold doors onto rear garden
- Garage with power and light and paved driveway parking for 2-3 cars
- Flexible accommodation with 4 reception rooms
- Viewing is essential to fully appreciate this substantial home



Ground Floor

Entrance Hall

Ceramic tiled flooring. Radiator. Stairs rising to first floor. Understairs storage cupboard. Built in full height storage cupboard. Doors into dining room, music room, utility room, cloakroom and kitchen/diner/breakfast room.

Cloakroom

Low level WC, vanity wash hand basin with tiled splashbacks. Radiator. Ceramic tiled flooring. Extractor fan.

Music Room/ Reception Room 4

3.76m (max) x 6.52m (max) (12' 4" max x 21' 5" max) Oak flooring. Double glazed window to rear. Radiator. Two wall lights. Open archway to living room and open archway to dining room.

Dining Room

6.33m (max) x 4.98m (max) (20' 9" max x 16' 4" max) Oak flooring. Double glazed window to front. Coal effect gas fire with stone surround and hearth. Open archway through to living room.

Living Room

5.30m (max) x 6.91m (max) (17' 5" max x 22' 8" max) Tiled flooring with underfloor heating. Bi-fold doors to side and to rear and double glazed window to rear. Three skylights with automatic rain sensors.

Kitchen/Diner/Breakfast Room

5.19m x 4.78m (17' 0" x 15' 8") A range of wall and base units complimentary worksurfaces over. Inset ceramic one and half sink and drainer unit with swan neck mixer tap over. Gas range master cooker to remain. Stainless steel splashback and stainless steel extractor hood over. Space for american style fridge/freezer. Space and plumbing for dishwasher. Central kitchen island with cupboard units, pan draws and worksurfaces over. Ceramic tiled flooring with underfloor heating. Door to study and archway to lobby.

Study

3.11m x 3.49m (10' 2" x 11' 5") Two double glazed windows to rear and double glazed window to side. Radiator. Ceramic tiled flooring with underfloor heating.

Utility Room

2.25m x 2.05m (7' 5" x 6' 9")

Lobby/Inner Hallway

Storage cupboard. Obscure double glazed door with access to front of the property. Ceramic tiled flooring. Radiator. Doors to shower room and Snug/Bedroom 6.

Shower Room

Shower cubicle. Pedestal wash hand basin. Corner low level WC. Ceramic tiled flooring. Obscure double glazed window to front. Extractor fan. Radiator.



Snug/Bedroom 6

4.33m x 3.49m (14' 2" x 11' 5") Double glazed window to side. Radiator.

First Floor

Landing

Doors into all rooms. Two loft accesses. Storage cupboard with shelving.

Master Bedroom

3.74m x 5.82m (max) (12' 3" x 19' 1" max) Double glazed window to rear and two double glazed windows to side. Radiator. Built in bedroom furniture including fitted wardrobes, dressing table and shelving unit.

En-suite

2.40m x 3.52m (7' 10" x 11' 7") Corner jacuzzi bath with shower attachment. Low level WC. His and hers vanity sink units. Double shower cubicle. Tiled splashbacks. Heated towel rail. Ceramic tiled flooring. Extractor fan. Double glazed window to side.

Bedroom 2

2.86m x 3.96m (9' 5" x 13' 0") Double glazed window to rear. Radiator. Wood effect flooring. Built in wardrobe.

Bedroom 3

3.37m x 3.96m (11' 1" x 13' 0") Double glazed window to front. Radiator.



Bedroom 4

4.57m (max) x 3.65m (max) (15' 0" max x 12' 0" max) Double glazed box window to front. Radiator.

Bedroom 5

2.40m x 3.23m (7' 10" x 10' 7") Double glazed window to front. Radiator. Wood effect flooring.

Bathroom

Suite comprising panel enclosed bath with shower mixer attachment, vanity wash hand basin, shower cubicle and low level WC. Heated towel rail. Ceramic tiled flooring. Extractor fan. Obscure double glazed window to rear.

Separate WC

Outside

Front Garden

Paved driveway with private off road parking for two to three cars. Well stocked flowers and shrubs borders.

Side Garden

Two timber sheds to remain. Lawn area with gated access to front.

Rear Garden

Rear garden laid mainly to lawn. Paved patio area. Security lights. External water tap. Service lights.

Garage

Garage with up and over door. Power and light.

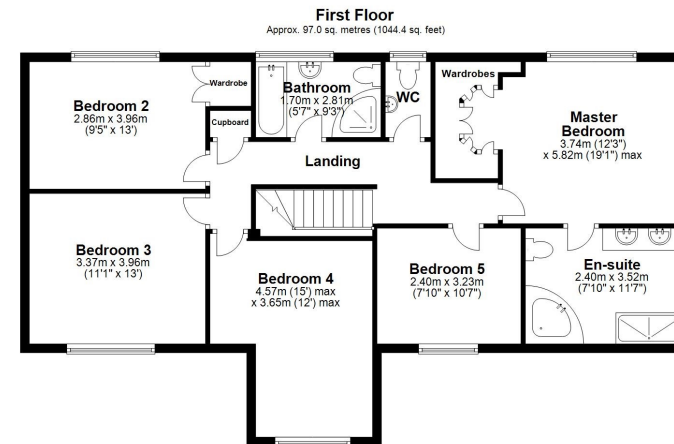
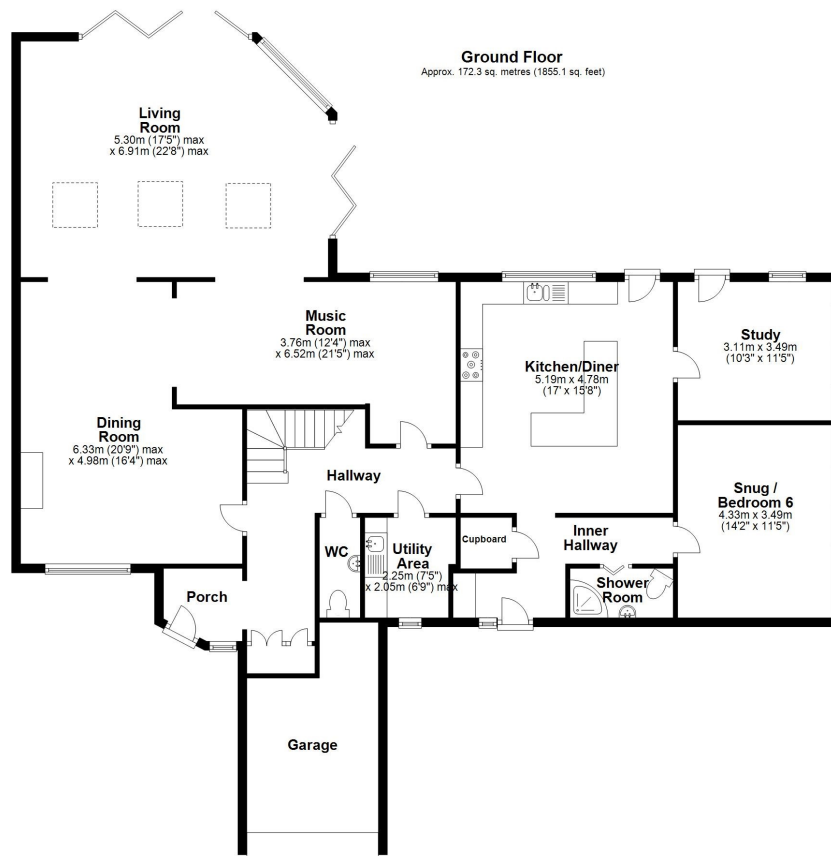
Location

Stotfold

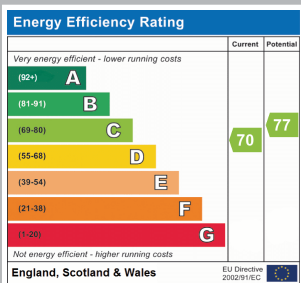
Stotfold has a good range of local facilities including a doctor's surgery, dentist, post office and Co-op. The town is close to excellent transport links to London and Cambridge via the A1 and train stations in Arlesey and Letchworth. There are lots of lovely countryside walks nearby, including around Stotfold Mill where there is a tranquil nature reserve for peaceful days out. On the Hertfordshire border, Stotfold has good access to leisure and shopping facilities in the nearby towns of Hitchin, Letchworth and Biggleswade.







Total area: approx. 269.4 sq. metres (2899.4 sq. feet)



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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