



Hitchin Road, Stotfold, Hitchin, Hertfordshire. SG5 4JE





4 Bedroom Detached House

Guide Price £475,000 Freehold

A spacious detached family home that is set on a large plot with the rear garden measuring in excess of 100ft.

The internal accommodation comprises entrance hall, cloakroom, a good size kitchen, dining room, a large living room and a good size conservatory to the ground floor. To the first floor are four generous bedrooms and a four piece family bathroom suite. Externally is a front garden with driveway parking for three cars, an integral garage and the large mature rear garden. For further details and your appointment to view, please contact Satchells Stotfold.



- Four bedroom detached family home
- Large living room
- Dining room
- Conservatory
- Four piece bathroom suite
- Ground floor cloakroom
- Integral garage
- Driveway parking for three cars
- Mature rear garden in excess of 100ft
- EPC rating D. Council tax band E

Ground Floor

Front Door:

Part glazed timber door.

Entrance Hall:

Radiator. Parquet flooring. Doors to kitchen, dining room and cloakroom.

Cloakroom:

A white suite comprising a low level WC with concealed cistern and wash hand basin. Double glazed window to side. Bi-fold door to a large storage cupboard that also houses a wall mounted gas boiler. Laminate flooring.

Kitchen:

Abt. 12' 9" x 9' 5" (3.89m x 2.87m) A good size kitchen comprising a range of eye and base level units with ample roll edge work surfaces and inset single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, eye level double electric oven and extractor hood. Tiled splash areas. Dual aspect double glazed windows to front and side. Double glazed door to side. Radiator. Coved ceiling. Tiled flooring.

Dining Room:

Abt. 11' 3" x 10' 0" (3.43m x 3.05m) Double glazed window to side. Stairs to first floor. Radiator. Coved ceiling. Parquet flooring.

Living Room:

Abt. 18' 8" x 11' 8" (5.69m x 3.56m) A large living room with double glazed patio doors leading out to the conservatory. Two radiators. Television point. Wall lights. Coved ceiling. Parquet flooring.

Conservatory:

Abt. 18' 0" x 11' 6" (5.49m x 3.51m) Of brick and UVPC double glazed construction. Double glazed French doors leading to the rear garden. Radiator. Coved ceiling. Tiled flooring.

First Floor:

Landing:

Double width airing cupboard. Further double and single width storage cupboards. Access to a boarded loft space with light via a retractable ladder. Coved ceiling. Carpet as fitted.

Principal Bedroom:

Abt. 14' 3" x 11' 0" (4.34m x 3.35m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 12' 1" x 11' 1" (3.68m x 3.38m) Double glazed window to rear. A range of fitted bedroom furniture. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 14' 3" x 7' 6" (4.34m x 2.29m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Four:

Abt. 8' 11" x 7' 4" (2.72m x 2.24m) Double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

Bathroom:

Abt. 8' 6" x 6' 3" (2.59m x 1.91m) A white four piece suite comprising panelled bath with mixer tap and shower attachment, corner shower cubicle with rainfall shower, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed window to side. Inset ceiling light. Tiled flooring.

Outside:**Garage:**

An integral garage with up and over door, power and light.

Front Garden:

A driveway provides off road parking for three cars.

Rear Garden:

A large rear garden measuring approximately 100ft with a paved patio area and a raised decking that leads to an established lawn. Mature trees and shrubs. Timber shed to remain. Gated side access.

Agents Note:

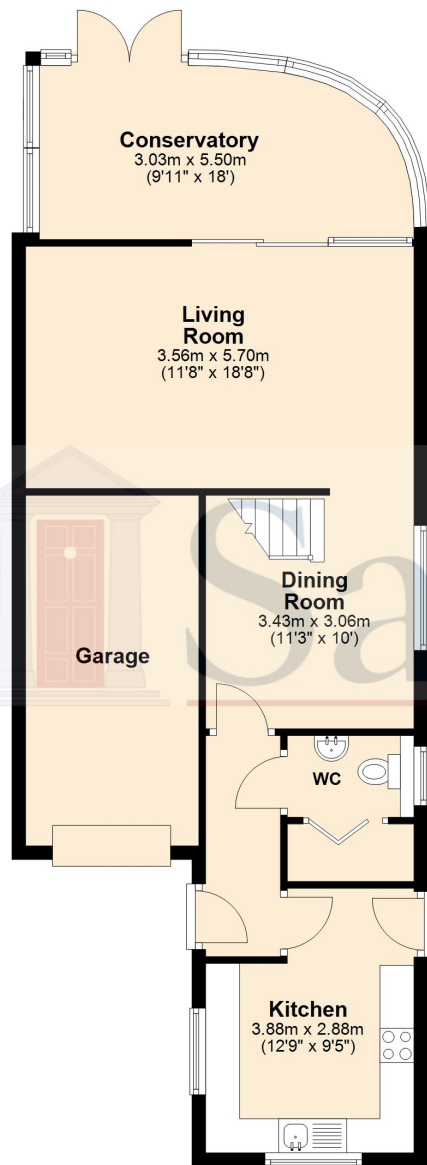
Draft particulars yet to be approved by vendor and may be subject to change.



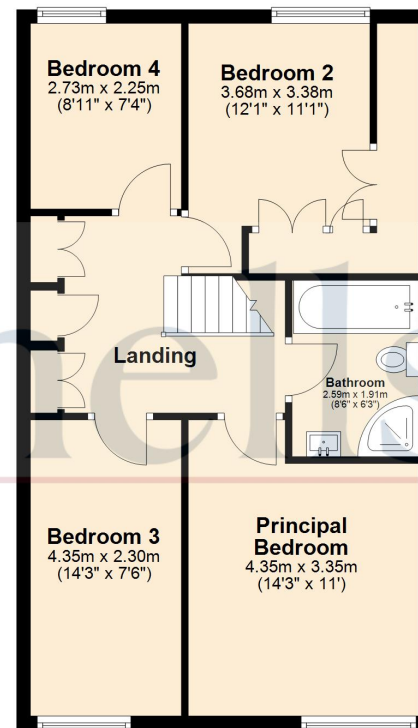


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Ground Floor



First 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.