



Meadow Way, Stotfold, Hitchin, Hertfordshire. SG5 4LN





## 1 Bedroom Cluster House

### Guide Price £220,000 Freehold

Located close to the heart of Stotfold in a quiet cul-de-sac leading off of Regent Street is this well presented one bedroom cluster home that would make the ideal first-time or investment purchase.

Internally the property comprises an entrance porch, a light and airy living room with box bay window and a well-appointed kitchen on the ground floor. On the first floor is a good size double bedroom with fitted wardrobes and a three-piece bathroom suite. Outside is a front garden, allocated parking space and additional visitors parking. Further benefits include gas central heating and double glazing.

- A beautifully presented starter home
- Close to the heart of Stotfold
- Double glazed
- Gas central heating
- Light and airy living room
- Well-appointed kitchen
- Double bedroom
- Bathroom
- Allocated parking
- EPC rating D. Council tax band B.

**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Door to the living room. Laminate flooring.

**Living Room:**

Abt. 14' 9" into bay x 10' 2" (4.50m x 3.10m) Double glazed bay window to front. Radiator. Television point. Wall-mounted thermostat control. Stairs to the first floor. Coved ceiling. Laminate flooring.

**Kitchen:**

Abt. 9' 1" x 7' 2" (2.77m x 2.18m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll edge worktops. Single drainer stainless steel unit. Electric cooker point. Plumbing for automatic washing machine. Space for fridge freezer. Wall-mounted gas boiler. Tiled splashback area. Double glazed window to front. Radiator. Understairs storage area. Coved ceiling. Tiled flooring.

**First Floor:****Landing:**

Airing cupboard. Loft access. Carpet as fitted.

**Bedroom:**

Abt. 10' 2" to face of wardrobes x 9' 8" plus door recess (3.10m x 2.95m) A light and airy double bedroom with a double glazed window to front. A range of fitted wardrobes with sliding mirror doors. Radiator. Coved ceiling. Carpet as fitted.

**Bathroom:**

A white suite comprising a paneled bath with electric shower over, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed window to front. Coved ceiling. Tiled flooring.

**External:****Front Garden:**

Path to front door and decorative stone.

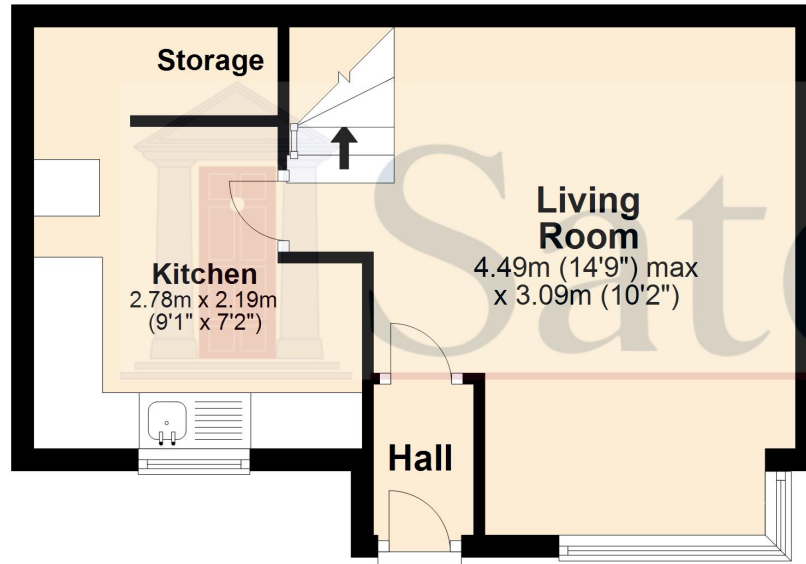
**Parking:**

There is an allocated parking space and additional visitor parking.

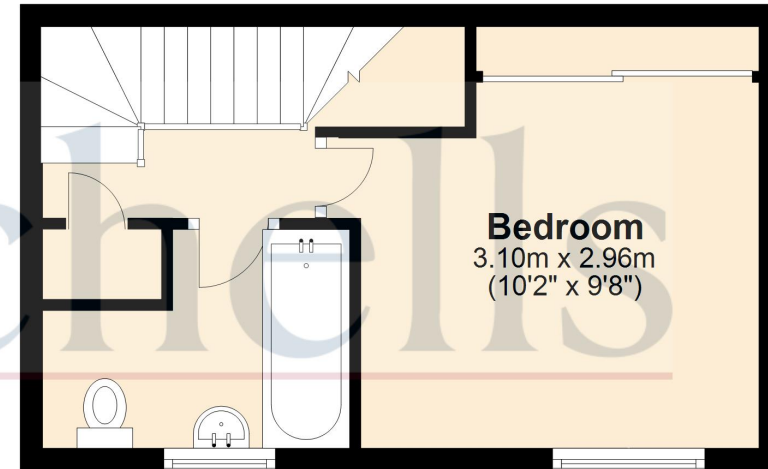


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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