



Hawthorn Croft, Stotfold, Hitchin, Hertfordshire. SG5 4RT





## 4 Bedroom Detached House

### Guide Price £475,000 Freehold

Early viewing is strongly advised on this fabulous detached family home that is beautifully presented throughout.

With accommodation over three floors this spacious property boasts a stunning kitchen that was refitted in May 2025, a large living room with contemporary media wall, entrance hall and cloakroom to the ground floor. The first floor consists of bedrooms two, three and four, along with the family bathroom, whilst the second floor comprises the principal bedroom with en-suite shower room. Externally are well presented gardens, a detached garage and driveway parking for three cars.

- Stunning detached family home
- Four generous bedrooms
- En-suite to principal bedroom
- Family bathroom
- Spacious living room with media wall
- Kitchen refitted in 2025
- Attractive gardens
- Garage and driveway
- Must be viewed
- EPC rating B. Council tax band E

## **Ground Floor**

### **Front Door:**

Composite front door.

### **Entrance Hall:**

Stairs to first floor. Radiator.

### **Kitchen:**

Abt. 11' 3" x 8' 9" (3.43m x 2.67m) A superb kitchen that was refitted in May 2025 and comprises a comprehensive range of eye and base level units with ample worksurfaces. Inset composite single drainer sink unit. Built in ceramic hob and eye level double electric oven. Integrated fridge/freezer, washing machine and dishwasher. Tiled splashback area. Radiator. Double glazed window to front. Inset ceiling lights. Amtico flooring.

### **Cloakroom:**

A white suite comprising pedestal wash hand basin and low level wc. Half tiled walls. Radiator. Extractor fan. Amtico flooring.

### **Living Room:**

Abt. 16' 1" x 13' 10" (4.90m x 4.22m) A spacious living room with a feature media wall incorporating a contemporary style fire. Double glazed French doors lead to the rear garden. Double glazed window to rear. Television and telephone points. Two radiators. Large understairs storage cupboard. Amtico flooring.

## **First Floor**

### **First Floor Landing:**

Stairs to second floor. Double glazed window to front. Airing cupboard. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 11' 3" x 9' 7" (3.43m x 2.92m) Double glazed window to rear. Television point. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 10' 9" x 9' 7" (3.28m x 2.92m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Four:**

Abt. 11' 3" x 6' 3" (3.43m x 1.91m) Double glazed window to rear. Radiator. Laminate flooring.

### **Family Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment over and glass screen, pedestal wash hand basin and low level wc. Part tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

## **Second Floor**

### **Second Floor Landing:**

Carpet as fitted.

### **Principal Bedroom:**

Abt. 19' 8" x 16' 1" (5.99m x 4.90m) A large principal suite with double glazed dormer window to front and double glazed velux window to rear. Loft access. Television and telephone points. Radiator. Carpet as fitted.

**En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level wc. Shaver point. Heated towel rail. Part tiled walls. Double glazed velux window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

**Outside****Front Garden:**

An attractive front garden with mature shrubs and plants. Path to front door. A block paved driveway leads to the garage and provides off road parking for three cars.

**Rear Garden:**

Paved patio area that leads to an established lawn with well stocked raised planter bordering. Decorative slate. A further raised patio area at the base of the garden. Outside lighting. Gated side access.

**Garage:**

A detached brick built garage with up and over door. Pitched roof. Power and light. Personal door to rear garden.

**Additional Information****Agents Note:**

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

**Anti-Money Laundering (AML):**

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

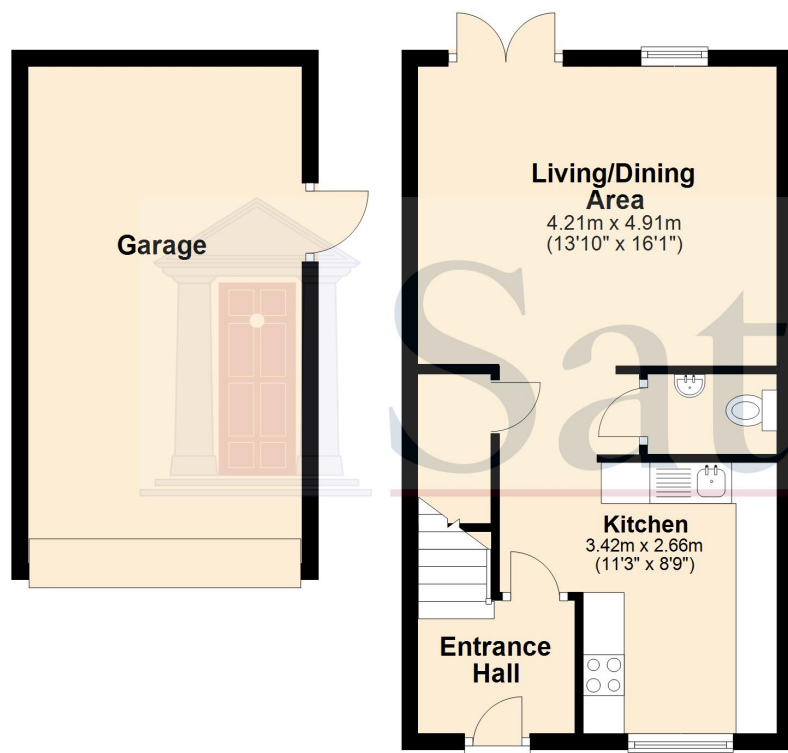




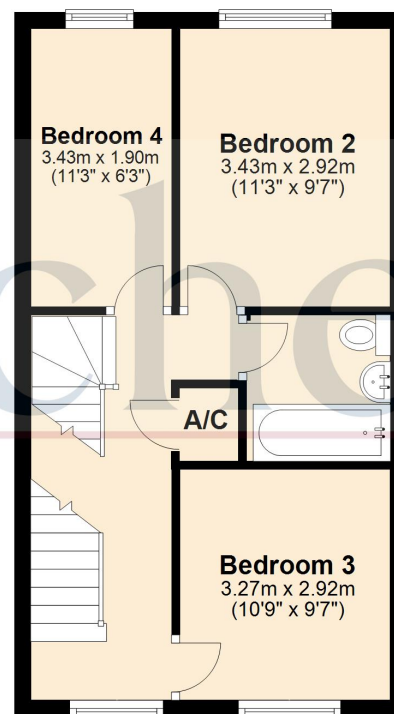
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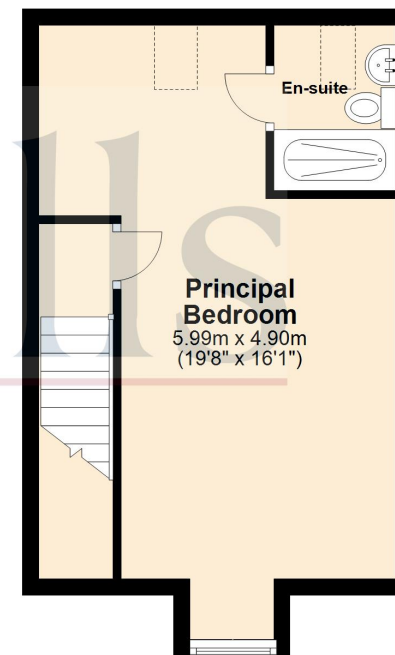
## Ground Floor



## First Floor



## Second 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.