



Hazel Grove, Stotfold, Hitchin, Hertfordshire. SG5 4JZ







## 4 Bedroom Detached House Offers Over £500,000 Freehold

Offered for sale by Informal Tender at Offers Over £500,000. All offers are to be received in writing by Noon on Friday 22nd March 2024.

Finally, a house that you can truly make your own! Having already been extended to offer close to 2000 square feet of accommodation this detached family home requires the interior to be completed, to include the fitting of kitchen and bathrooms.

The property has been designed to comprise entrance hall, cloakroom, study, lounge, utility/boot room and a fantastic open plan kitchen/dining/family room with bi-fold doors leading out to the rear garden at ground floor level. Upstairs, there are four double bedrooms, two of which have en-suites, and a large family bathroom. Externally is a good size rear garden that backs onto a brook, front garden and off road parking.

- Extended detached family home
- Requiring internal completion
- Super-sized kitchen/dining/family room
- Two further reception rooms
- Utility/boot room
- Four double bedrooms
- En-suites to two bedrooms
- Good size rear garden
- Chain free
- Awaiting EPC. Council tax band E.

**GROUND FLOOR:****Front Door:**

Double glazed composite front door.

**Entrance Hall:**

Access to all rooms. Stairs to first floor.

**Cloakroom:**

Double glazed window to side.

**Study:**

Abt. 9' 9" x 8' 2" (2.97m x 2.49m) Double glazed window to front. Radiator.

**Lounge:**

Abt. 11' 3" x 11' 0" (3.43m x 3.35m) Double glazed window to front. Radiator.

**Utility/Boot Room:**

Abt. 8' 11" x 8' 5" (2.72m x 2.57m) Double glazed door to side.

**Kitchen/Dining/ Family Room:**

Abt. 25' 3" x 21' 2" (7.70m x 6.45m) Two sets of double glazed bi-fold doors lead out to the rear garden. Double glazed window to side. Radiator. Underfloor heating to the family area. Inset ceiling lights.

**FIRST FLOOR:****Landing:**

Doors to all rooms. Double glazed window to side.

**Master Bedroom:**

Abt. 17' 10" (max) x 13' 9" (5.44m x 4.19m) Double glazed window to front. Radiator.

**En-Suite:**

Double glazed window to side.

**Bedroom Two:**

Abt. 14' 8" x 11' 1" (4.47m x 3.38m) Double glazed French doors to rear. Radiator.

**Bedroom Three:**

Abt. 21' 5" (max) x 9' 11" (6.53m x 3.02m) Double glazed French doors to rear. Radiator.

**Guest En-Suite:****Bedroom Four:**

Abt. 11' 0" x 10' 2" (3.35m x 3.10m) Double glazed window to front. Radiator.

**OUTSIDE:****Front:**

Off road parking.

## Rear Garden:

A good size rear garden that backs onto a brook. Side access.





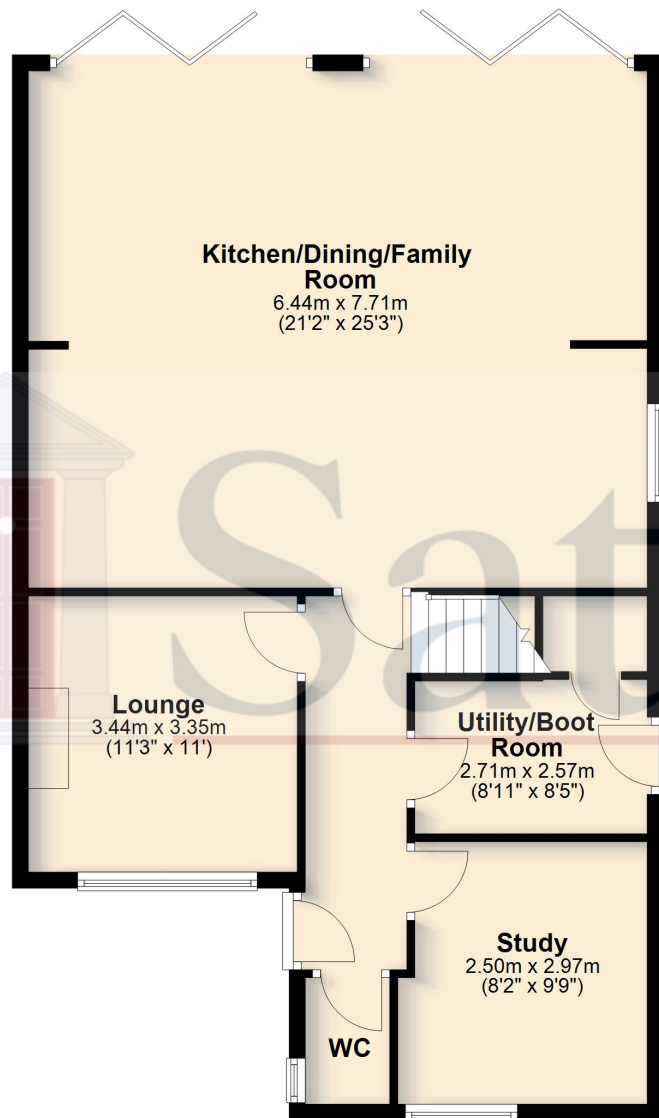


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

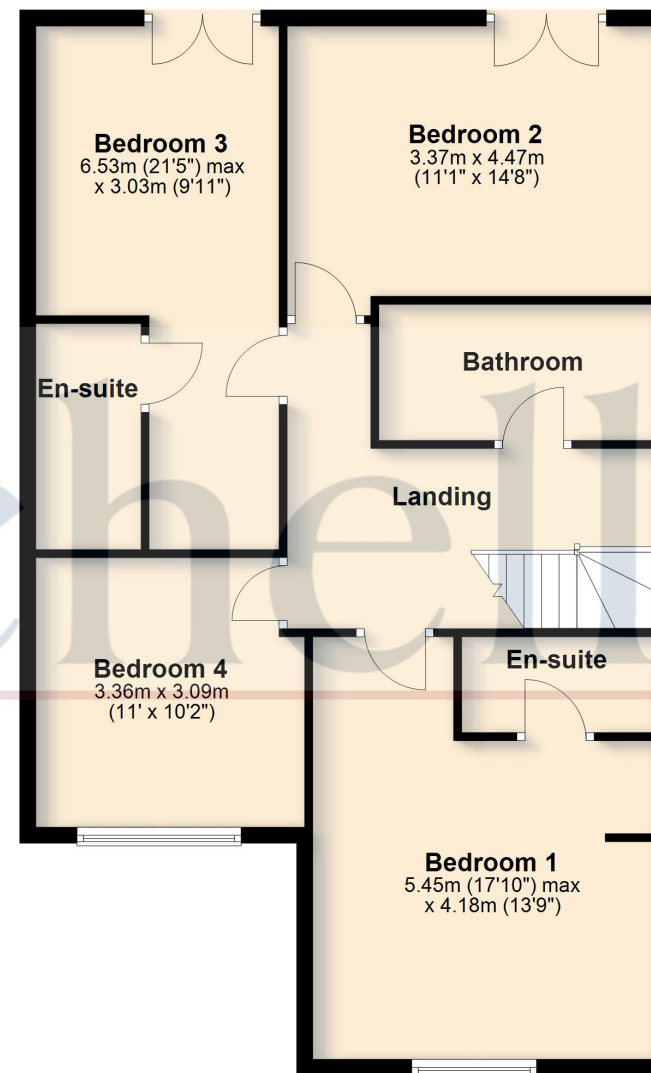




## Ground Floor



## 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.