



Netherstones, Stotfold, Hitchin, Hertfordshire. SG5 4BS

| Satchells



4 Bedroom Detached House

Guide Price £550,000 Freehold

A spacious detached family home located in a pleasant cul-de-sac that is offered for sale CHAIN FREE.

Well-maintained throughout, this well-proportioned family home comprises entrance porch, hallway, lounge with arch to a separate dining area, kitchen/breakfast room and cloakroom to the ground floor. The first floor provides four generous bedrooms, the master with en-suite shower room, and a family bathroom. Externally, there are established gardens to the front and rear, a block paved driveway to provide ample off-road parking, and an integral garage.

- Spacious detached family home
- Four generous bedrooms
- En-suite to principal bedroom
- Separate lounge and dining areas
- Kitchen/breakfast room
- Established rear garden
- Integral garage
- Block paved driveway for three cars
- Chain free
- EPC rating C. Council tax band F



Ground Floor:**Front Door:**

Double glazed front door with double glazed flank windows.

Entrance Porch:

Radiator. Carpet as fitted. Part glazed door leading to:

Hallway:

Stairs to first floor with cupboard under. Radiator. Carpet as fitted.

Lounge:

Abt. 18' 6" x 11' 4" (5.64m x 3.45m) Double glazed window to front. Television point. Feature fireplace with inset coal effect living flame gas fire and marble hearth. Two radiators. Coving to ceiling. Arch to dining room. Carpet as fitted.

Dining Room:

Abt. 11' 0" x 10' 4" (3.35m x 3.15m) Double glazed sliding patio doors to rear garden. Radiator. Coving to ceiling. Carpet as fitted.

Kitchen/Breakfast Room:

Abt. 16' 4" narrowing to 12' 8" x 11' 0" (4.98m narrowing to 3.86m x 3.35m) A well-appointed kitchen/breakfast room comprising a good range of eye and base level units with ample roll top work surfaces. Inset single drainer one and a half bowl composite sink unit. Built-in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer. Plumbing for automatic washing machine. Tiled splash back area. Double glazed window to rear. Double glazed door to side. Radiator. Carpet as fitted.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Tiled splash back area. Double glazed window to rear. Radiator. Carpet as fitted.

First Floor:**Landing:**

Loft access. Airing cupboard. Radiator. Carpet as fitted.

Bedroom One:

Abt. 11' 4" x 11' 2" (3.45m x 3.40m) plus recess. Double glazed window to front. Telephone point. Radiator. Carpet as fitted.

En-Suite:

A white three piece suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to side. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 12' 6" x 11' 10" (3.80m x 3.61m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 11' 10" x 10' 4" (3.61m x 3.15m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 11' 2" x 8' 2" (3.40m x 2.50m) Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part walled tiles. Radiator. Double glazed window to rear. Carpet as fitted.

Outside:**Front Garden:**

A block paved driveway providing off road parking for three cars. Area laid to lawn. Shrub borders.

Rear Garden:

An established rear garden, measuring approximately 65 feet in length, with paved patio area leading to a mature lawn. A variety of tree and shrub borders. Timber shed to remain. Gated side access.

Garage:

An integral garage with up and over door, power and lighting. Wall mounted gas boiler.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

Anti-Money Laundering:

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.





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.

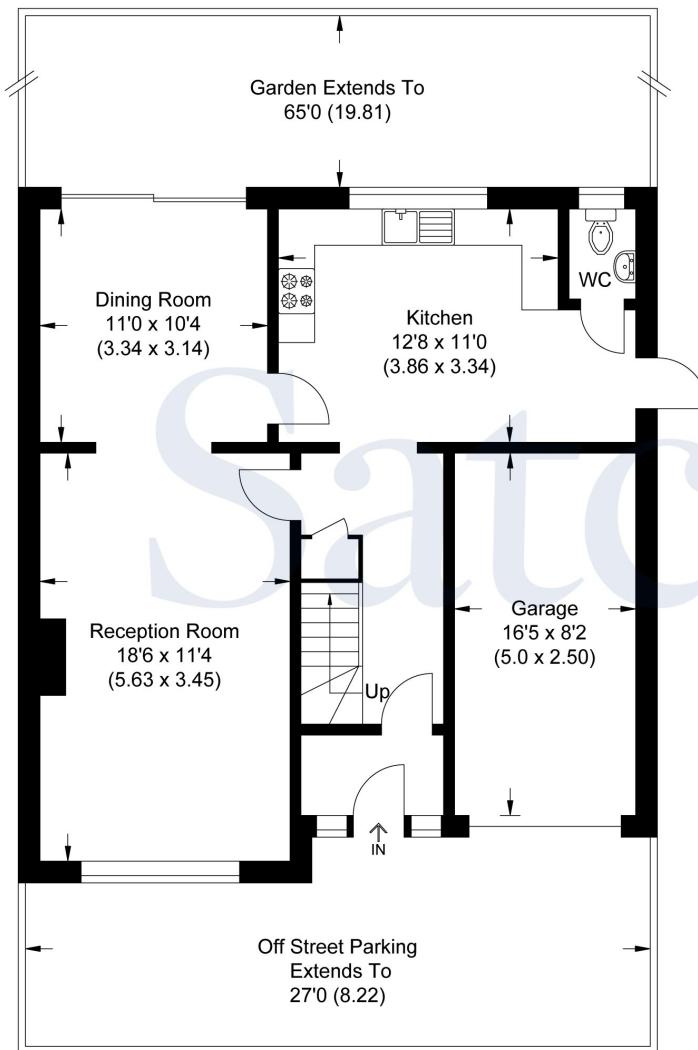
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Approximate Gross Internal Area

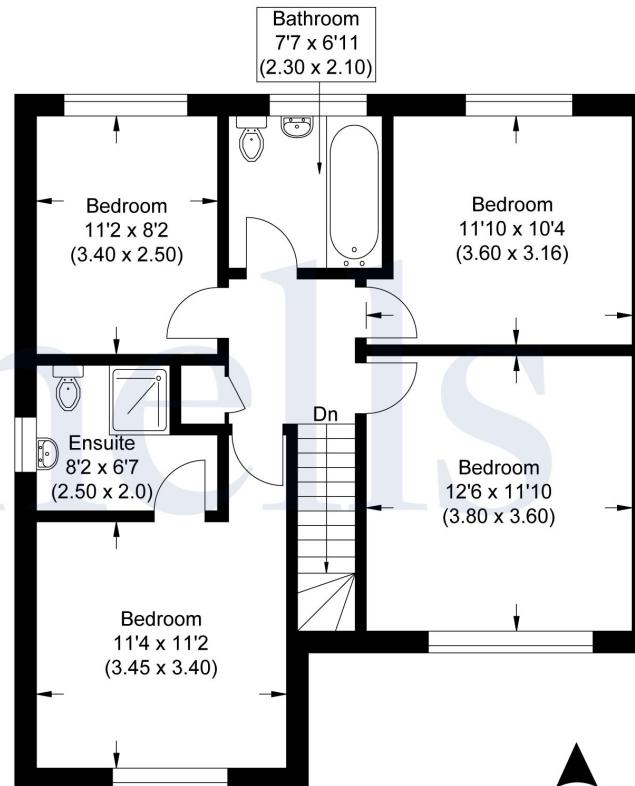
122.29 sq m / 1316.31 sq ft

(Excludes Garage)

Garage Area 12.50 sq m / 134.54 sq ft



Ground Floor



First Floor

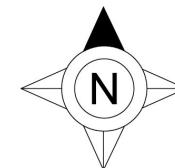


Illustration for identification purposes only, measurements are approximate, not to scale.

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