



Church Road, Stotfold, Hitchin, Hertfordshire. SG5 4LZ





## 4 Bedroom Semi-Detached House

### Guide Price £525,000 Freehold

An impressive extended traditional semi-detached family home located on a popular road in Stotfold, convenient for many local amenities including highly regarded Lower schools. A truly superb property that must be viewed internally to be fully appreciated.

- Extended family home
- Four good size bedrooms
- Refitted four piece bathroom
- Spacious living room
- Fully fitted kitchen/dining room
- Utility room & cloakroom
- Conservatory
- Large, mature gardens
- Driveway parking for three cars
- Awaiting EPC. Council tax band E.

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

Double glazed front door with double glazed flank window.

**Entrance Hall:**

Stairs to first floor. Radiator. Picture rail. Laminate flooring.

**Living Room:**

Abt. 22' 10" x 17' 2" (6.96m x 5.23m) A large open plan living room with double glazed window to front. Feature brick built fireplace with inset wood burner and brick hearth. Television point. Under stairs storage cupboard. Two radiators. Picture rail. Laminate flooring.

**Kitchen/Dining Room:**

Abt. 16' 9" x 10' 0" (5.11m x 3.05m) A superbly fitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample granite work tops. Inset ceramic one and half bowl sink unit. Built-in ceramic hob with extractor hood over. Built-in eye level double electric oven. Integrated fridge, freezer and dishwasher. Double glazed window to rear. Double glazed French doors to conservatory. Inset ceiling lights. Travertine tiled flooring with under floor heating.

**Conservatory:**

Abt. 15' 4" x 11' 7" (4.67m x 3.53m) Of brick and uPVC double glazed construction with double glazed French doors leading to the rear garden. Television point. Travertine tiled flooring with under floor heating.

**Utility Room:**

Abt. 18' 8" x 6' 2" (5.69m x 1.88m) Fitted with a good range of eye and base level units with ample roll edge work tops. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Space for tumble dryer. Tiled splash back area. Wall mounted gas boiler. Double glazed door and window to rear garden. Radiator. Tiled flooring. Personal door to garage.

**Cloakroom WC::**

A white suite comprising low level WC and pedestal wash hand basin. Tiled splash back area. Radiator. Extractor fan. Tiled flooring.

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

A large 'L' shaped landing that provides enough space for a home study area. Double glazed window to rear. Radiator. Access to a boarded loft space via a retractable ladder. Linen cupboard. Inset ceiling lights. Carpet as fitted.

**Bedroom One:**

Abt. 11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window to rear. Built in wardrobes. Radiator. Picture rail. Laminate flooring.

**Bedroom Two:**

Abt. 11' 6" x 10' 0" (3.51m x 3.05m) Double glazed window to front. Radiator. Picture rail. Carpet as fitted.

**Bedroom Three:**

Abt. 15' 9" x 7' 1" (4.80m x 2.16m) Double glazed window to front. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 7' 10" x 7' 9" (2.39m x 2.36m) Double glazed window to front. Radiator. Laminate flooring.

**Family Bathroom:**

A recently refitted white suite comprising a free standing bath with standpipe 'waterfall' mixer tap and shower attachment, oversized shower cubicle with shower, a vanity unit with contemporary counter top wash hand basin and waterfall mixer tap and low level wc with concealed cistern. Shaver point. Heated towel rail. Double glazed window to rear. Inset ceiling lights. Laminate flooring.

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

A gravelled frontage provides off road parking for three cars. Retaining hedge.

**Rear Garden:**

A large, mature rear garden with a patio area leading to mature lawns with a good variety of flowers, shrubs and trees. Two timber outbuildings that would be ideal for storage, a games room or home office. Gated side access. Outside tap. Outside lighting.

**Garage:**

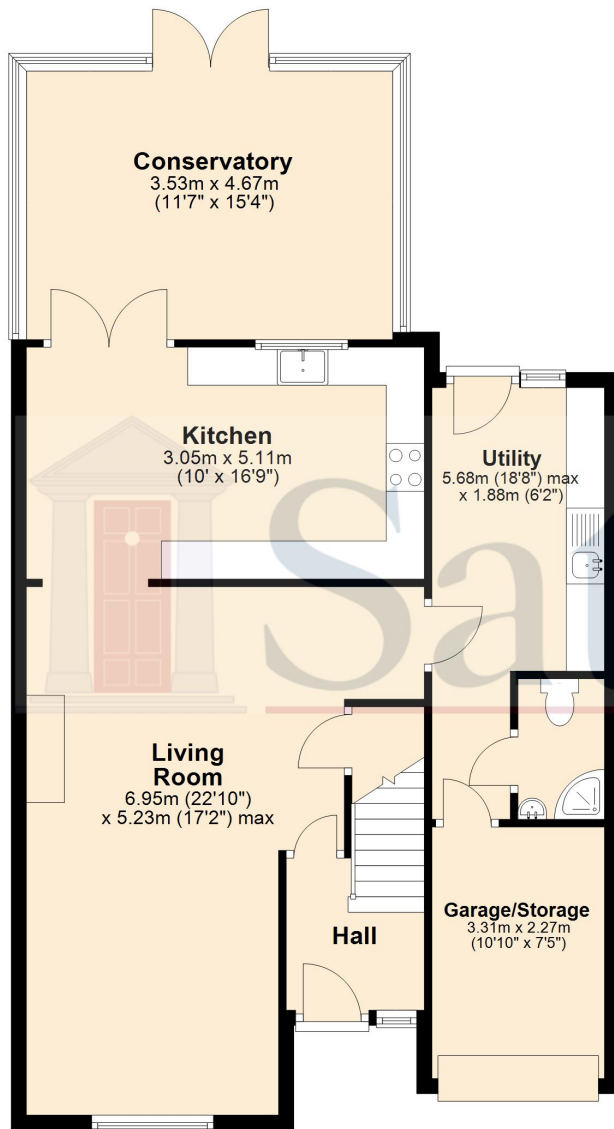
An integral garage with roller door, power and light. A personal door leads to the utility room. The garage is slightly shorter than standard length but is ideal for storage.



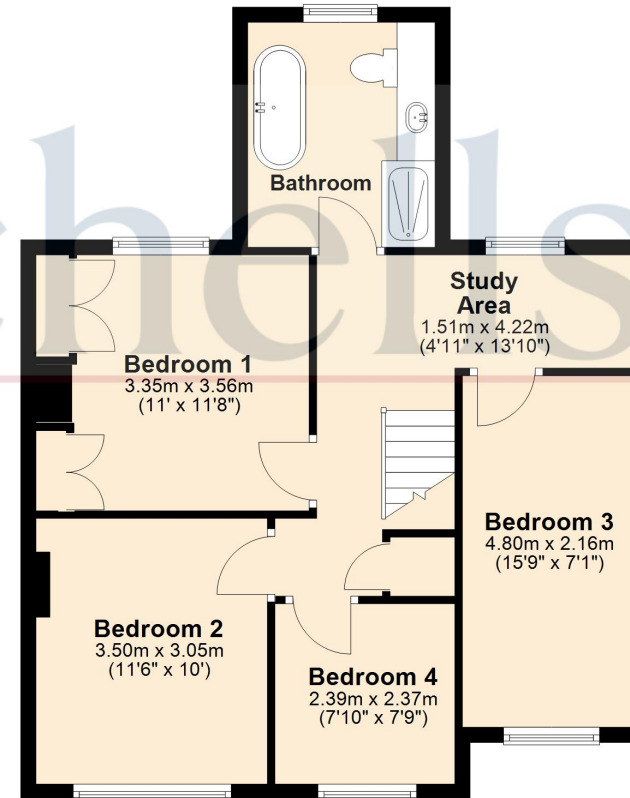


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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