



Spruce Meadow, Stotfold, Hitchin, Hertfordshire. SG5 4TE





3 Bedroom Detached House

Guide Price £475,000 Freehold

This superb detached family home, built by David Wilson Homes, is located on the much sought after Stotfold Park development. Immaculately presented throughout, early viewing is highly recommended.

Internally, the accommodation comprises entrance hall, a light and airy living room, a stunning open plan kitchen/dining room with integrated appliances, utility room and cloakroom to the ground floor. To the first floor are three double bedrooms, the principal with en-suite shower room and dressing area, and a four piece family bathroom suite. Externally are gardens to the front and rear, an integral garage and driveway parking for two cars.

- Super detached family home
- Light and airy living room
- Open plan kitchen/dining room
- Utility and cloakroom
- Three double bedrooms
- En-suite and dressing area to principal bedroom
- Four piece family bathroom
- Front and rear gardens
- Garage and driveway
- EPC rating B. Council tax band D

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Inset ceiling lights. Amtico flooring.

Living Room:

Abt. 15' 5" x 10' 5" (4.70m x 3.17m) A bright and airy living room with dual aspect double glazed windows to front and side. Television point. Radiator. Amtico flooring.

Kitchen/Dining Room:

Abt. 19' 5" x 10' 11" (5.92m x 3.33m) A sizable room perfect for entertaining. The kitchen comprises a comprehensive range of eye and base level soft close units and drawers with quartz worktops. Inset one and a half bowl stainless steel unit. Built in ceramic hob with extractor hood over. Built in electric eye level oven. Integrated fridge freezer and dishwasher. Double glazed window to rear. The dining area has double glazed French doors leading to the rear garden. Large storage cupboard. Inset ceiling lights. Two radiators. Amtico flooring.

Utility Room:

Fitted with units to match those of the kitchen with quartz worktop. Plumbing for washing machine. Space for tumble dryer. Double glazed door to side. Radiator. Extractor fan. Inset ceiling lights. Amtico flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC. Tiled splash back area. Double glazed window to side. Radiator. Amtico flooring.

First Floor

Landing:

Loft access. Large storage cupboard. Radiator. Inset ceiling lights. Carpet as fitted.

Bedroom One:

Abt. 17' 5" x 10' 5" (5.31m x 3.17m) A spacious principal bedroom with en-suite shower room and dressing area providing a range of fitted wardrobes with sliding mirror doors. Double glazed window to front. Radiator. Carpet as fitted.

En-suite:

Abt. 6' 11" x 4' 8" (2.11m x 1.42m) A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Tile splash back area. Heated towel rail. Double glazed window to side. Extractor fan. Inset ceiling lights. Amtico flooring.

Bedroom Two:

Abt. 12' 6" x 8' 11" (3.81m x 2.72m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 8" x 9' 11" (3.25m x 3.02m) Double glazed window to rear. A range of fitted wardrobes and fitted dresser unit. Radiator. Carpet as fitted.

Family Bathroom:

Abt. 10' 6" x 5' 7" (3.20m x 1.70m) A white four piece suite comprising a panelled bath with mixer tap, fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Amtico flooring.

Outside**Front Garden:**

A double width driveway provides off road parking for two cars. Area laid to lawn.

Rear Garden:

A paved patio area leads to an established lawn with raised plant and shrub borders. Outside tap. Outside electric socket. Gated side access. Outside light.

Garage:

A single integral garage with up and over door. Power and light.

Agents Note:

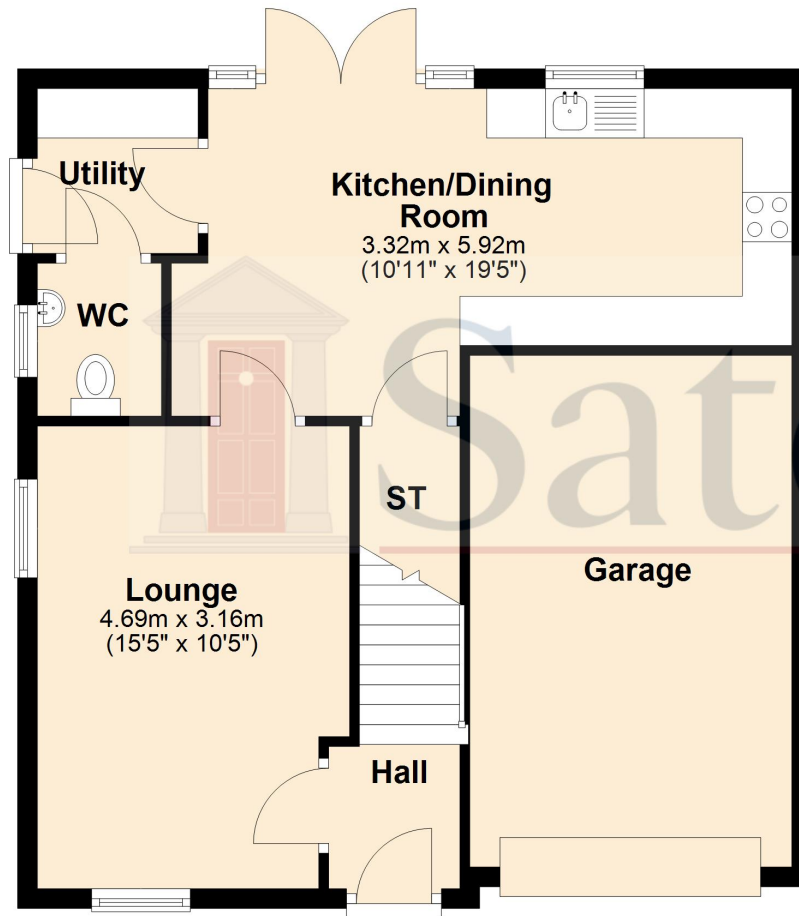
Draft particulars yet to be approved by Vendor and may be subject to change.



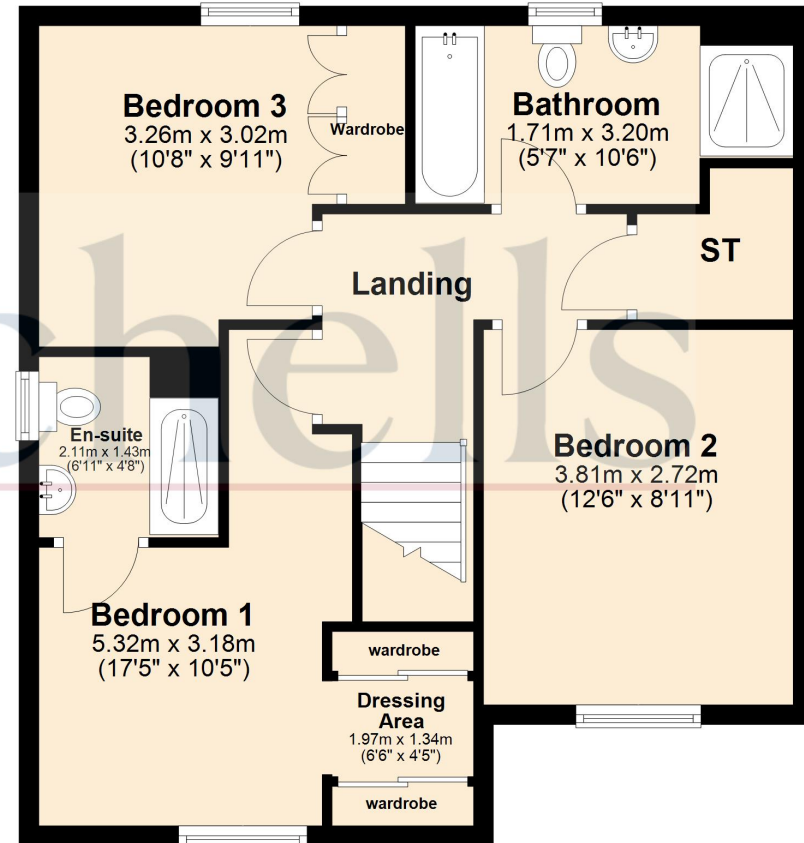


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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