



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





4 Bedroom Detached House

Guide Price £730,000 Freehold

Viewing is highly recommended on this super extended three/quarter bedroom detached chalet property that benefits from a large plot and is located in the heart of Stotfold.

- Spacious detached residence
- Three double first floor bedrooms
- Home office/bedroom four
- Huge open plan kitchen/dining/living room
- Two further reception rooms
- Underfloor heating to the ground floor
- Family bathroom & en-suite shower room
- Established rear garden approx 110ft in length
- Garage & driveway for 4/5 cars
- EPC rating C. Council tax band E.

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Coved ceiling. Inset ceiling lights. Karndean flooring with underfloor heating.

Lounge:

Abt. 18' 11" x 11' 10" (5.77m x 3.61m) Triple glazed bay window to front. Feature coal effect cast iron gas fire (currently decommissioned) with marble hearth. Television point. Coved ceiling. Carpet as fitted with underfloor heating.

Music Room:

Abt. 18' 11" x 12' 0" (5.77m x 3.66m) Triple glazed bay window to front. Coved ceiling. Carpet as fitted with underfloor heating.

Lobby Area:

Stairs to first floor with cupboard under. Inset ceiling lights. Coved ceiling. Karndean flooring with underfloor heating.

Cloakroom:

A white suite comprising low level wc and vanity unit with inset wash hand basin. Tiled splash back area. Radiator. Extractor fan. Inset ceiling lights. Karndean flooring.

Home Office/Bedroom Four:

Abt. 11' 10" x 10' 2" (3.61m x 3.10m) Double glazed window to side. Coved ceiling. Karndean flooring with underfloor heating.

Open Plan Kitchen/Dining/Living Room:

Overall size abt. 28' 1" x 18' 3" (8.56m x 5.56m)

Living Area:

Bi-fold doors leading out to the rear garden. Television point. Coved ceiling. Inset ceiling lights. Karndean flooring with underfloor heating.

Kitchen Area:

Fitted with a good range of base level units with solid wood worktops that incorporate a breakfast bar. Inset butler sink. Range cooker to remain with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Double glazed window to rear. Inset ceiling lights. Coved ceiling. Karndean flooring with underfloor heating.

Utility Room:

Abt. 7' 5" x 7' 11" (2.26m x 2.41m) One and a half bowl ceramic sink unit with cupboards under. Tiled splash back area. Plumbing for automatic washing machine, fitted cupboards that also house the gas boiler. Double glazed door to rear garden. Extractor fan. Inset ceiling lights. Vinyl flooring. Personal door to garage.

First Floor:**Landing:**

Loft access. Double glazed Velux window to side. Inset ceiling lights. Carpet as fitted.

Master Bedroom:

Abt. 19' 0" x 15' 1" (5.79m x 4.60m) A large master bedroom with bespoke fitted 'open' wardrobes and draws. Double glazed window to front. Radiator. Carpet as fitted.

En-suite:

A white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with countertop wash hand basin and low level wc. Part tiled walls. Double glazed Velux window to side. Heated towel rail. Extractor fan. Inset ceiling lights. Wood effect flooring.

Bedroom Two:

Abt. 15' 1" x 14' 1" (4.60m x 4.29m) Double glazed window to rear. Radiator. Built in cupboard. Carpet as fitted.

Bedroom Three:

Abt. 14' 0" x 11' 11" (4.27m x 3.63m) Double glazed window to rear. Radiator. Wood effect flooring.

Family Bathroom:

A white suite comprising a double ended bath with central mixer tap. Fully tiled corner shower cubicle with shower. Vanity unit with countertop wash hand basin and low level wc. Part tiled walls. Heated towel rail. Double glazed Velux window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside:**Front Garden:**

There is a large gravelled frontage that provides off road parking for 4/5 cars. EV charging point. Plant and shrub borders. Brick retaining wall.

Rear Garden:

A large, mature rear garden with a raised decking and patio area leading to an established lawn. Further patio area and an attractive variety of plants, shrubs and trees. Timber shed to remain. Outside light. Outside tap.

Garage:

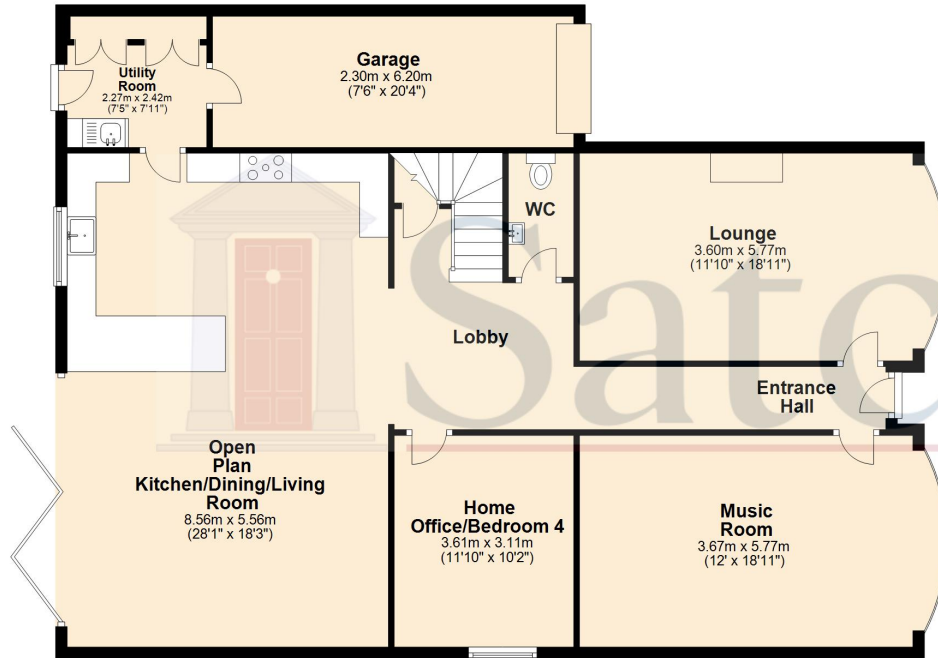
And attached garage with up and over door, power and light. Personal door to utility room.



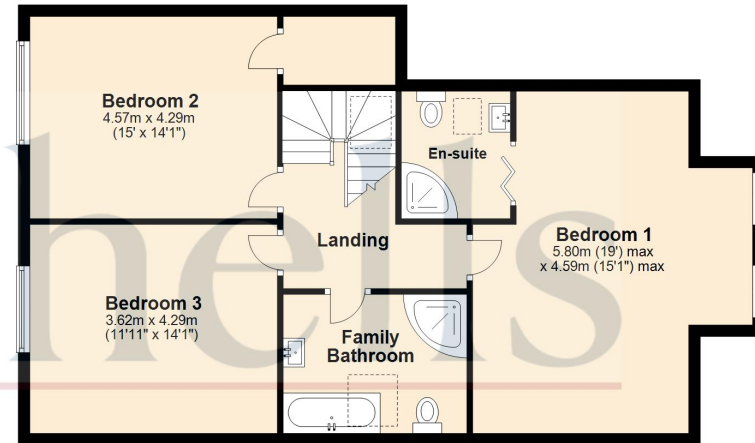


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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