



Regent Street

Stotfold, Hitchin,
Bedfordshire, SG5 4EA
£540,000

country
properties

**** STAMP DUTY PAID **** Viewing is essential to fully appreciate this BRAND NEW 3 bedroom detached home which boasts 27ft Kitchen/Dining/Family room with vaulted ceiling and double doors onto L shaped rear garden.

- Large kitchen/Dining/Family room
- Parking to rear for 2x cars and EV charging point
- Master bedroom with en-suite shower room
- Excellent commute into London St Pancras) via Arlesey station (approx. 39 min)
- 10 year builders warranty
- Ideal location within walking distance of town amenities and well regarded schools

GROUND FLOOR

Entrance Hall

Composite double glazed front door. Stairs rising to first floor. Large understairs storage cupboard. Radiator.

Living Room

17' 4" max x 14' 6" to bay (5.28m x 4.42m) Bright and airy living room with double glazed window to rear. Double glazed french doors to rear garden. TV point. Radiator.

Kitchen/Dining Room

10' 10" x 10' 5" (3.30m x 3.17m) Fully fitted modern spacious kitchen/dining room with a range of white gloss finish wall and base units with roll-edge worksurfaces over. One and a half bowl stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Built in electric hob with stainless steel extractor hood over. Space for fridge/freezer. Integrated dishwasher. Integrated washing machine. Extractor fan. Vinyl flooring. Radiator.

Dining Area

16' 3" x 12' 10" max (4.95m x 3.91m) Dining area with vaulted ceiling and electronically operated Velux windows. Double glazed sash window to front. Double glazed window to side. Vinyl flooring. Wall lights. Radiator. Double glazed french doors to rear garden.



Study

10' 4" x 6' 6" to bay (3.15m x 1.98m) Double glazed sash bay window to front. Radiator.

Cloakroom

White suite comprising vanity wash hand basin and low level WC. Tiled splashbacks. Extractor fan. Vinyl flooring. Double glazed sash window to front.

FIRST FLOOR

Landing

Large storage cupboard. Loft access.

Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m) Master bedroom with twin aspect double glazed sash windows to front. TV point. Radiator.

En-Suite

En-suite to master bedroom comprising vanity wash hand basin, low level WC and fully tiled shower cubicle. Tiled splashbacks. Airing cupboard. Extractor fan. Vinyl flooring. Double glazed sash window to front.

Bedroom Two

14' 5" max x 9' 1" max (4.39m x 2.77m) Double glazed window to rear. Radiator.

Bedroom Three

14' 5" x 8' 0" (4.39m x 2.44m) Double glazed window to rear. Radiator.

Family Bathroom

A white suite comprising vanity wash hand basin, low level WC and panelled bath with glass shower screen and mixer tap shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator.

OUTSIDE

Front Garden

Front garden laid to lawn. Paved pathway leading to front door. Brick retaining wall.

Rear Garden

Good size wrap-around rear garden. Paved patio area. Gated access to side and rear. External electric power point. Outside lighting.

Parking

Parking to rear with space for two cars. Electric vehicle charging point.

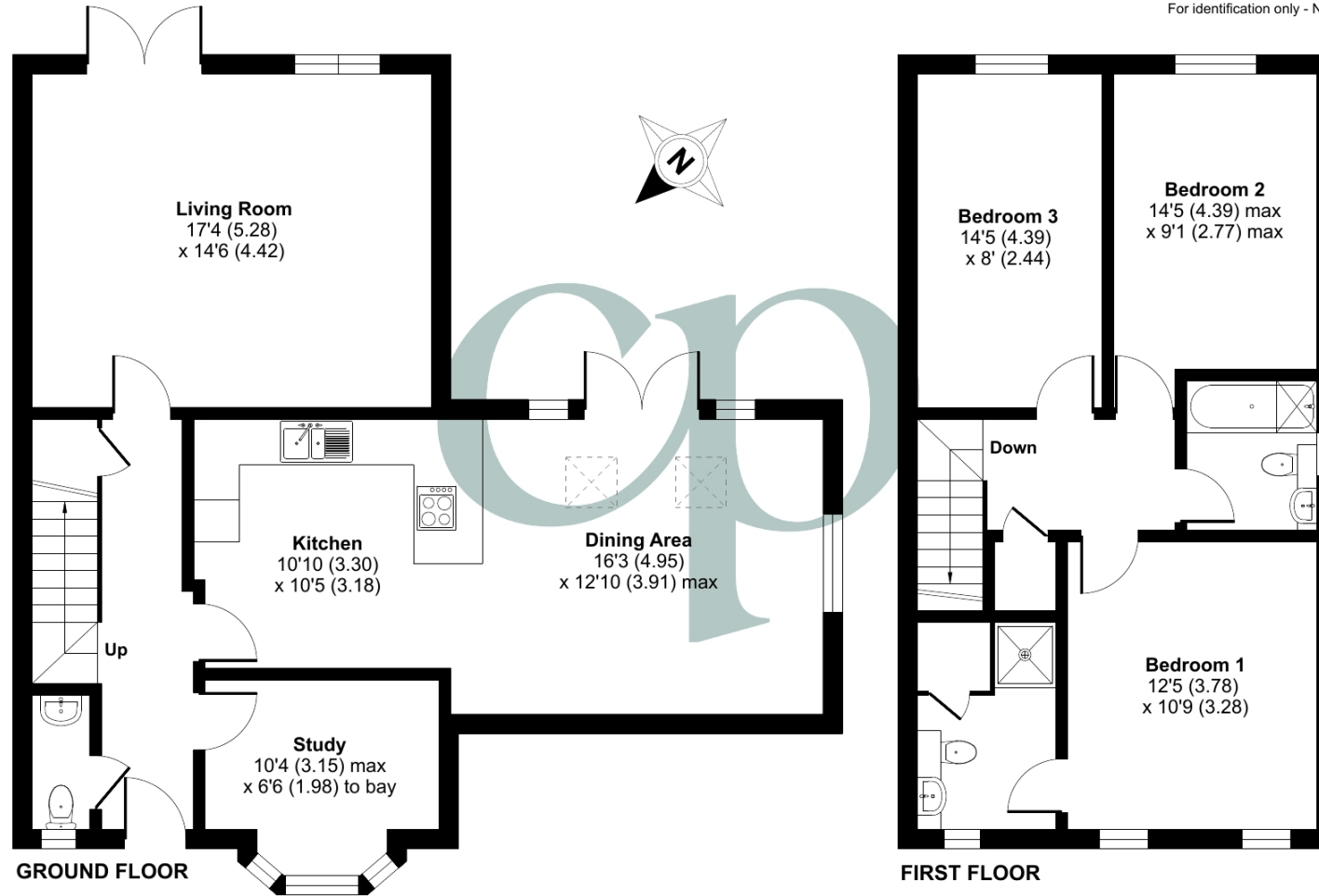
Agents Note

Stamp duty paid is at the standard rate and at the current asking price would be a saving of -£14,500



Approximate Area = 1368 sq ft / 127 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1147029

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Viewing by appointment only

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