



Eskil Paddock

Stotfold, Hitchin,
Bedfordshire, SG5 4TB
£350,000

country
properties

Welcome to this immaculately presented three bedroom home situated on the popular 'Four Mills' development on the edge of Stotfold. The property built by Linden Homes is located within walking distance of local amenities, Countryside walks and a short drive to Arlesey station for rail links into the city.

- Bedroom 1 with en suite and built in wardrobes
- Two allocated parking spaces
- Countryside walks on your doorstep
- Beautifully presented throughout - just move in !
- NHBC 10 years builders guarantee from 2021

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring. Radiator.

Cloakroom

Wash hand basin with mixer tap and tiled splashback. Low level WC. Radiator. Wood effect vinyl flooring. Single window to front aspect.

Living Room

16' 5" x 13' 7" (max) (5.01m x 4.13m max) Double glazed French doors onto rear garden. Double glazed window to rear. Radiator. Understairs cupboard.

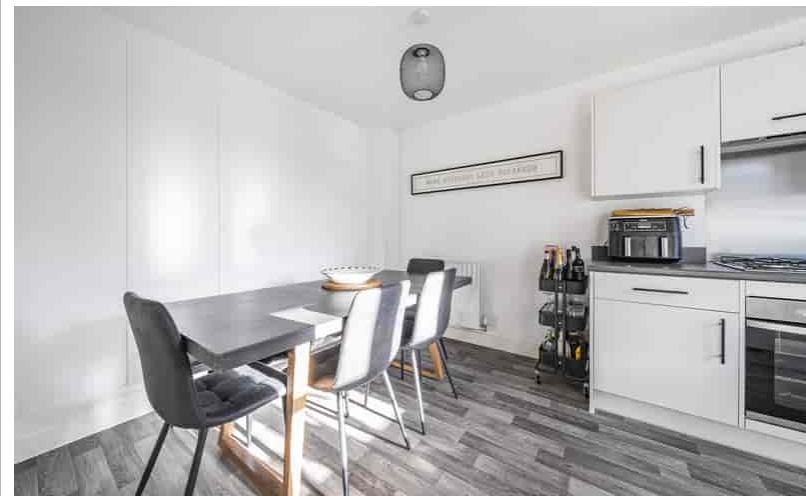
Kitchen/ Dining Room

15' 9" x 9' 2" (4.79m x 2.79m) A range of matching base and wall units with roll edge worksurfaces over. Integrated oven and gas hob with extractor fan over. Stainless steel splashback. Inset graphite grey sink and drainer with swan neck mixer tap over. Integrated dishwasher and integrated washing machine. Integrated fridge/freezer. Wood effect vinyl flooring. Feature wall with decorative paneling in dining area. Double glazed window to front aspect. Extractor fan. Radiator.

FIRST FLOOR

Landing

Carpeted stairs and landing. Radiator. Doors into all rooms. Loft access.



Bedroom One

12' 11" x 9' 1" (3.93m x 2.78m) Master bedroom with double glazed window to rear. Radiator. Decorative wall paneling. Built in wardrobe. Door to En Suite.

En Suite

Wash hand basin with vanity unit under, mixer tap and tiled splashback. Low level WC. Walk in double shower cubicle with tiled walls. Wood effect vinyl flooring. Wall mounted mirrored bathroom cabinet. Heated towel rail.

Bedroom Two

11' 9" (max) x 9' 3" (max) (3.58m x 2.82m) Double glazed window to front. Radiator.

Bedroom Three

10' 6" (max) x 7' 0" (3.20m max x 2.13m) Double glazed window to rear. Radiator.

Bathroom

Bathroom suite comprising wash hand basin with vanity unit under, mixer tap and tiled splashback. Low level WC. Panel enclosed bath with mixer tap, shower over and glass shower screen to side. Tiled splashback wall. Wood effect vinyl flooring. Heated towel rail. Double glazed window to front.

OUTSIDE

Rear Garden

Timber fence enclosed rear garden mainly laid to lawn. Shrub borders. Paved patio and paved path to back of the garden. External water tap. Timber garden shed. Rear gated access.

Parking

Allocated off road parking spaces for two cars. Additional on street parking.

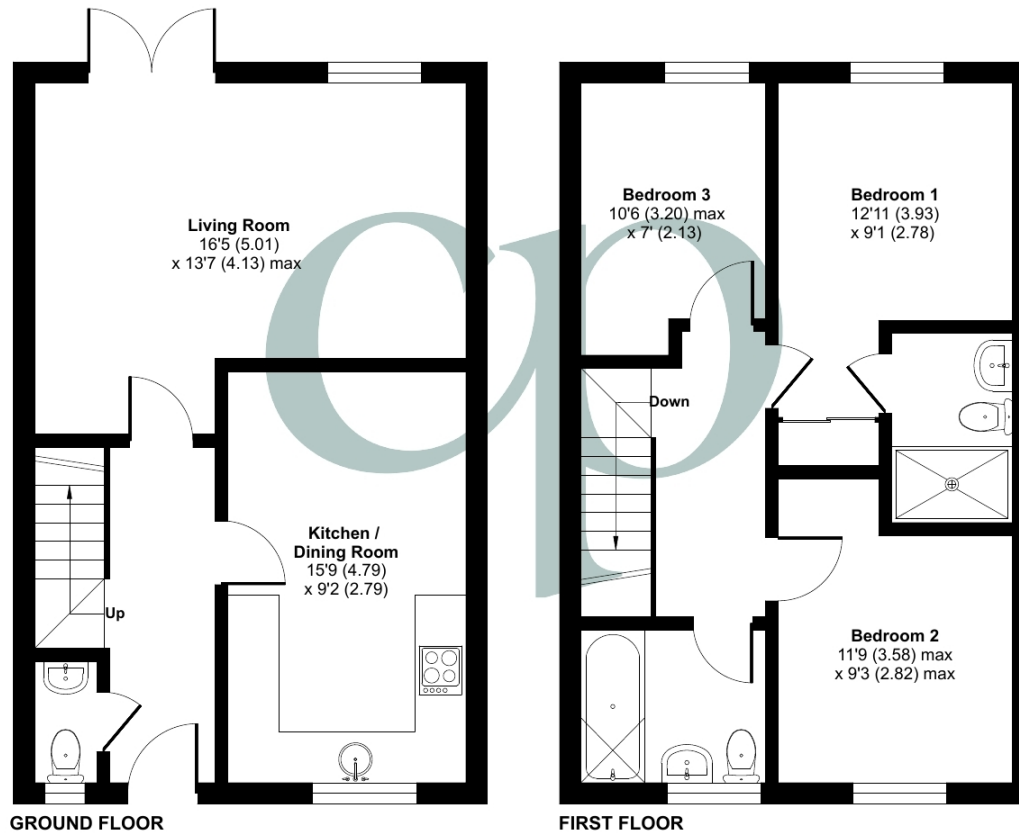
AGENT NOTE

The seller has advised there is a Service charge of approximately £160.00 per year.



Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 97 |
| (81-91) | B | 85 | |
| (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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1218204

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Viewing by appointment only

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