



35 Tansy Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4GJ







## 4 Bedroom Detached House

### Guide Price £500,000 Freehold

Located on the popular Trinity Manor development, this 'Kentworth' style four bedroom detached family residence is well presented throughout and is just a short stroll from the local amenities of Stotfold and the highly acclaimed Roecroft Lower School.

Internally the accommodation is well balanced and comprises entrance hall, cloakroom, a dual aspect living room, fully fitted dual aspect kitchen/dining room with integrated appliances and utility room to the ground floor. To the first floor there are four bedrooms, the principal with en-suite shower room, and a family bathroom. Externally is a front garden retained by a brick wall and wrought iron railings, a private rear garden, whilst the garage and driveway provide off road parking. Further benefits include gas central heating and double glazing. A fantastic family home that must be viewed to be fully appreciated.

- Detached family home
- Four generous bedrooms
- En-suite to principal bedroom
- Dual aspect living room
- Fully fitted kitchen/dining room
- Utility room
- Front and rear gardens
- Garage and driveway
- Must be viewed
- EPC rating C. Council tax band E

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

Double glazed front door.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Coving to ceiling. Carpet as fitted.

**Cloakroom:**

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

**Living Room:**

Abt. 20' 4" x 10' 11" (6.20m x 3.33m) A dual aspect living room with double glazed windows to front and side. Double glazed French doors lead out to the garden. Television point. Radiator. Coving to ceiling. Carpet as fitted.

**Kitchen/Dining Room:**

Abt. 20' 3" x 11' 2" (6.17m x 3.40m) A well-appointed kitchen/dining room comprising a comprehensive range of eye and base level units with ample roll top work surfaces and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Two radiators. Dual aspect double glazed windows to front and side. Inset ceiling lights. Tiled flooring.

**Utility Room:**

Abt. 6' 5" x 5' 3" (1.96m x 1.60m) Single drainer stainless steel sink unit with cupboards under. Wall mounted gas boiler. Radiator. Double glazed door to driveway. Tiled flooring.

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

A galleried style landing with double glazed window to front. Airing cupboard. Loft access. Coving to ceiling. Carpet as fitted.

**Bedroom One:**

Abt. 11' 2" x 10' 5" (3.40m x 3.17m) Double glazed window to side. Built-in wardrobes. Radiator. Carpet as fitted.

**En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back area. Heated towel rail. Shaver point. Extractor fan. Tiled flooring.

**Bedroom Two:**

Abt. 11' 4" x 10' 4" (3.45m x 3.15m) A dual aspect bedroom with double glazed windows to front and side. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 9' 8" x 7' 9" (2.95m x 2.36m) Double glazed window to side. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 7' 10" x 7' 5" (2.39m x 2.26m) Double glazed window to front. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Shaver point. Heated towel rail. Double glazed window to rear. Extractor fan. Tiled flooring.

**Outside:****Garage and Driveway:**

Abt. 16' 4" x 10' 0" (4.98m x 3.05m) A brick built garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden. A driveway in front provides off road parking.

**Front Garden:**

A walled frontage with wrought iron railings. Decorative slate. Path to front door.

**Rear Garden:**

A paved patio area leads to an established lawn with ornamental shrub and tree borders. Gated side access.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.



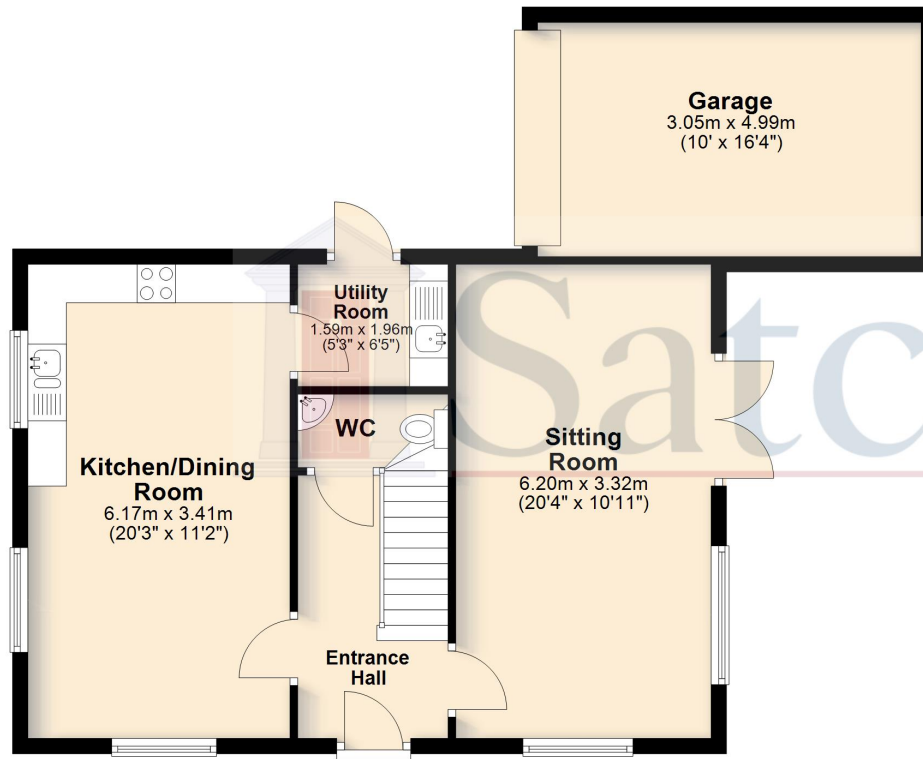




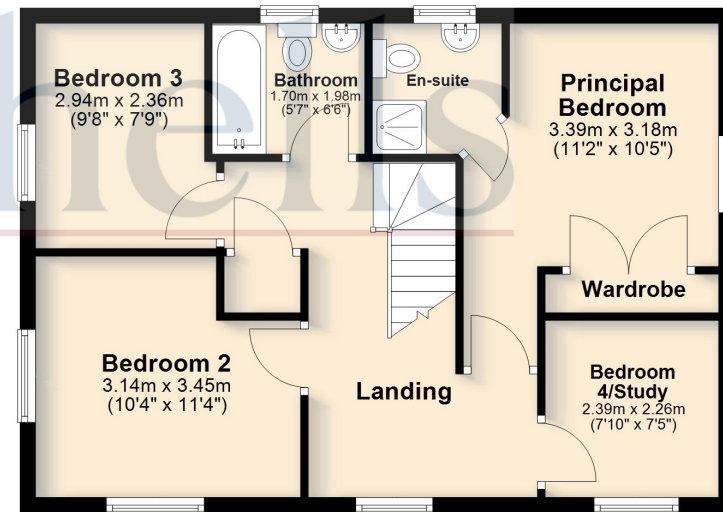
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## Ground Floor



## 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.