



Aspen Gardens, Stotfold, Hitchin, Hertfordshire. SG5 4RS

 **Satchells**



4 Bedroom Semi-Detached House

Guide Price £425,000 Freehold

Located on the popular Beauchamp Mill development is this spacious four-bedroom semi-detached family home with accommodation set over three floors.

Internally the accommodation comprises an entrance hall, inner hallway, a fully fitted kitchen/breakfast room with integrated appliances, a cloakroom, and a good-sized living room on the ground floor. On the first floor are three bedrooms and the family bathroom whilst the second floor is dedicated to the principal bedroom with an en-suite shower room. Externally is an enclosed rear garden, detached garage, and a block paved driveway that provides off-road parking for two cars.



- Spacious accommodation over three floors
- Four generous bedrooms
- En-suite to principal bedroom
- Fully fitted kitchen/breakfast room
- Light and airy living room
- Enclosed rear garden
- Brick built garage
- Driveway for two cars
- Must be viewed
- EPC rating C. Council tax band E

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to the first floor. Radiator. Tiled flooring. Door to inner hallway.

Inner Hall:

Large under stairs storage cupboard. Tiled flooring. Doors to kitchen, cloakroom and living room.

Cloakroom:

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

Living Room:

Abt. 16' 5" x 13' 9" (5.00m x 4.19m) A good sized living room with double glazed French doors leading out to the rear garden. Double glazed window to rear with fitted shutters. Two radiators. Television point. Telephone point. Luxury vinyl tile flooring.

Kitchen/Breakfast Room:

Abt. 10' 7" x 9' 5" (3.23m x 2.87m) A well-appointed kitchen/breakfast room comprising a good range of eye and base level units with ample work surfaces. 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, washing machine and dishwasher. Cupboard housing the recently installed gas boiler. Tiled splashback area. Double glazed window to front with fitted shutters. Extractor fan. Radiator. Tiled flooring.

First Floor

First Floor Landing:

Double glazed window to front with fitted shutters. Stairs to the second floor. Airing cupboard. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 1" x 5' 0" (3.38m x 1.52m) Double glazed window to rear. Radiator. Television point. Carpet as fitted.

Bedroom Three:

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to front with fitted shutters. Radiator. Telephone point. Carpet as fitted.

Bedroom Four:

Abt. 11' 1" x 5' 9" (3.38m x 1.75m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

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

Second Floor

Second Floor Landing:

Carpet as fitted. Door to principal bedroom.

Principal Bedroom:

Abt. 20' 4" x 12' 6" (6.20m x 3.81m) A large principal bedroom with double glazed dormer window to the front with fitted shutters and double glazed Velux window to the rear. Telephone point. Television point. Loft access. Radiator. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Shaver socket. Tiled splashback area. Double glazed Velux window to rear. Extractor fan. Radiator. Tiled flooring.

Outside

Rear Garden:

Paved patio area leading to an established lawn. Timber shed to remain.

Outside light. Gated side access. Outside tap.

Garage:

A detached brick built garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden.

Driveway:

A block paved driveway leads to the garage providing off road parking for two cars.

Agents Note:

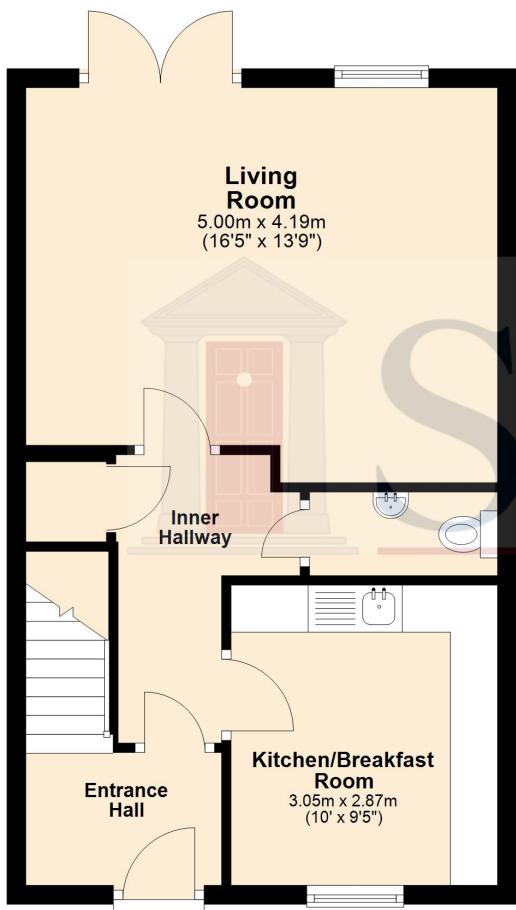
Draft particulars yet to be approved by vendor and maybe subject to change.



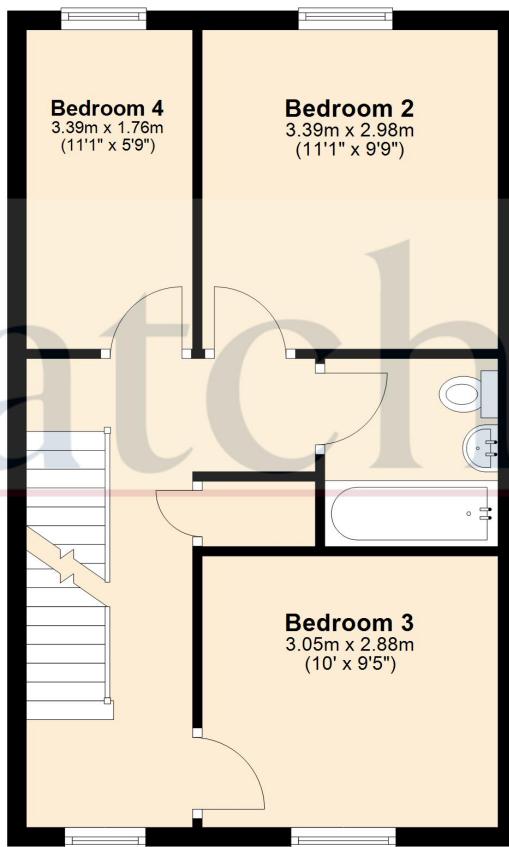


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

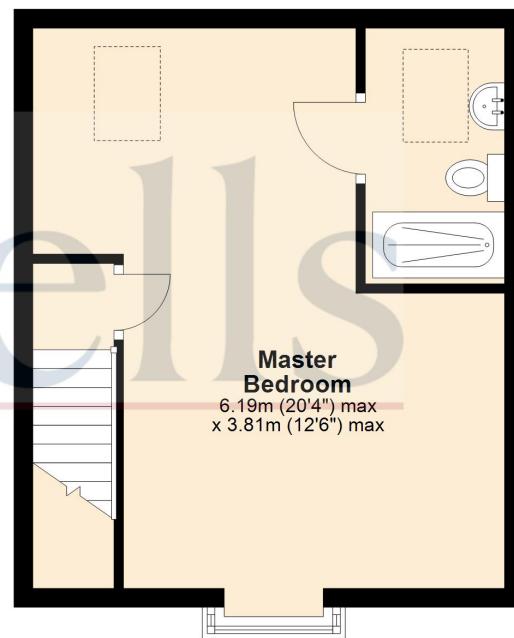
Ground Floor



First Floor



Second 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.