



Stotfold Road, Hitchin, Hertfordshire. SG4 0QN





4 Bedroom Semi-Detached House

Guide Price £675,000 Freehold

Located on the outskirts of Hitchin with open views to the front, this extended semi-detached property offers a versatile living space that includes a one bedroom annex.

The main property has a lovely cottage feeling and comprises entrance hall, a good sized living room, separate dining room, spacious kitchen and home office to the ground floor, whilst to the first floor are three double bedrooms, the master with walk-in wardrobe, and a family bathroom. The additional annex accommodation at ground floor level can either be accessed via double doors from the living room or from its own front door and provides a lounge, a large double bedroom with part vaulted ceiling and French doors that open out to the rear garden, and an easy access bathroom suite. Externally is an attractive front garden with driveway for off road parking and a pleasant rear garden with a patio terrace that leads down to an established lawn. An ideal property for the extended family or home worker.

- Versatile family home
- Self-contained one bedroom annex
- Separate living and dining room
- Spacious kitchen
- Home office
- Further three double bedrooms
- Front and rear gardens
- Driveway parking
- Must be viewed
- Awaiting EPC. Council tax band D



Ground Floor**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor with cupboard under. Cloaks cupboard. Radiator. Coved ceiling. Engineered oak flooring.

Living Room:

Abt. 19' 1" x 9' 9" (5.82m x 2.97m) Double glazed window to front with fitted wooden shutters. Feature fireplace. Television point. Two radiators. Coved ceiling. Engineered oak flooring. Glazed sliding doors lead through to the annex.

Dining Room:

Abt. 10' 5" x 8' 0" (3.17m x 2.44m) Double glazed window to front with fitted wooden shutters. Radiator. Coved ceiling. Engineered oak flooring.

Kitchen:

Abt. 17' 1" x 9' 5" (5.21m x 2.87m) A good size well-appointed kitchen comprising a comprehensive range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Space for electric cooker and fridge/freezer. Plumbing for automatic washing machine. Understairs storage cupboard. Double glazed door and window to rear. Radiator. Coved ceiling. Vinyl flooring.

Office:

Abt. 12' 0" x 8' 1" (3.66m x 2.46m) Double glazed window to rear. Radiator. Vinyl flooring.

First Floor**Landing:**

Double glazed window to rear. Loft access. Painted floorboards.

Bedroom One:

Abt. 13' 7" x 8' 0" (4.14m x 2.44m) Double glazed window to rear. A large walk in wardrobe. Radiator. Stained floorboards.

Bedroom Two:

Abt. 11' 0" x 9' 7" (3.35m x 2.92m) Double glazed window to side. Built in wardrobe. Radiator. Stained floorboards.

Bedroom Three:

Abt. 9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to side. Radiator. Stained floorboards.

Bathroom:

A white suite comprising panelled bath with mixer taps and thermostatic shower over, vanity unit with inset wash hand basin and low level wc with concealed cistern. Part tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan. Vinyl flooring.

Annex**Front Door:**

Double glazed composite front door.

Lounge:

Abt. 14' 9" x 7' 11" (4.50m x 2.41m) Double glazed window to front with fitted wooden shutters. Radiator. Inset ceiling lights. Laminate flooring.

Bedroom:

Abt. 15' 3" x 11' 6" (4.65m x 3.51m) A large double bedroom with part vaulted ceiling and double glazed French doors leading out to the rear garden. Radiator. Inset ceiling lights. Wood effect flooring.

Bathroom:

A large easy access bathroom with a white suite comprising panelled bath with mixer tap and thermostatic shower over, pedestal wash hand basin and low level wc. Heated towel rail. Part tiled walls. Double glazed window to side. Inset ceiling lights. Vinyl flooring.

Outside**Front Garden:**

An attractive frontage retained by a dwarf brick wall. Established lawn, variety of flowers and shrubs. Driveway to provide off road parking. Ramped access to the annex.

Rear Garden:

A good size rear garden with a large patio terrace retained by wrought iron railings. Steps lead down to an established lawn. Conifer borders. A wooden summer house to remain. Outside tap. Outside lights.

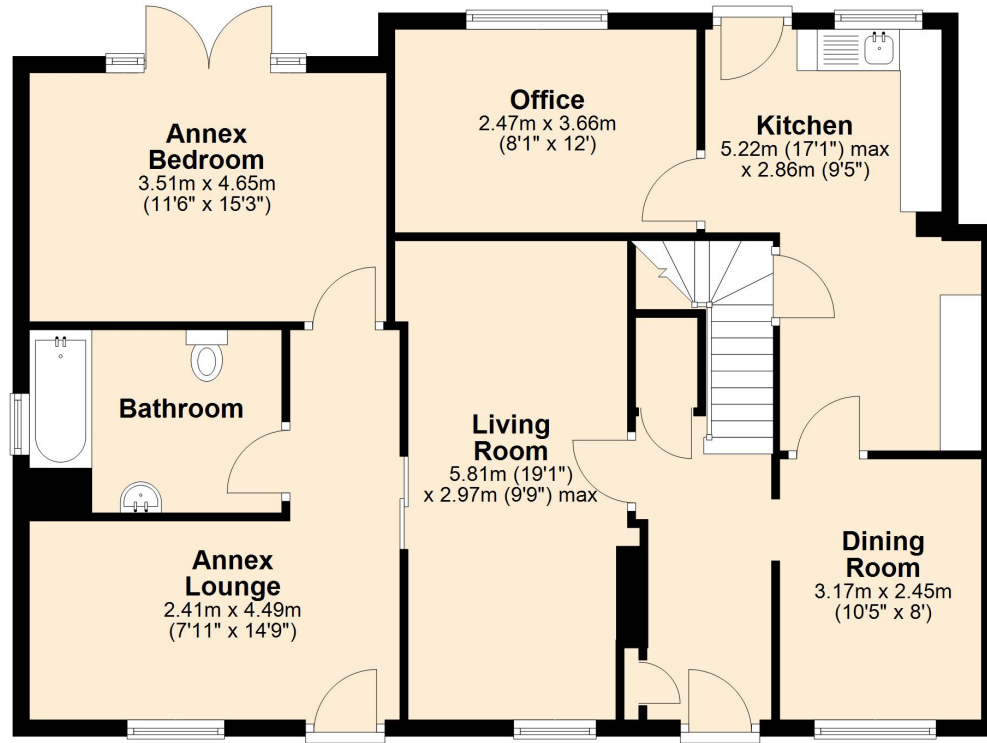




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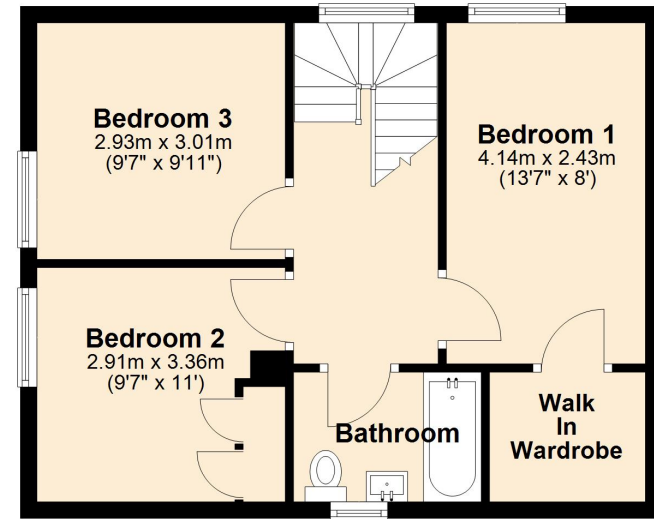
Ground Floor

Approx. 91.3 sq. metres (982.3 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 134.1 sq. metres (1443.8 sq. feet)

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.