



Church Road

Stotfold, Hitchin,
SG5 4NE
£450,000

country
properties

Beautiful presentation is on offer with this 3 bedroom detached family home that has been thoughtfully updated and well maintained by the current owners, boasting a family friendly layout. Located in the popular, small town of Stotfold - with a good sense of local community and beautiful countryside, the property is also well served by local amenities and perfectly positioned for commuters with excellent road and rail links.

- Well positioned for local amenities including schools, shops, GP surgery and Church.
- Offered in superb condition throughout - Just move in!
- Light and airy accommodation with bay window to front (added by the current owners) and large feature window to half landing.
- Potential to convert the garage to additional reception room (subject to any necessary consents)
- Well established low maintenance rear garden with metal storage shed to remain
- Countryside walks on your doorstep leading to Stotfold 'working' watermill with scenic riverside/countryside walks
- Excellent commuter access via A507 onto A1(m) London and Cambridge and via Arlesey mainline station to London St Pancras (38 minutes)
- Re-fitted in August 2023 - 4 piece high specification and fully tiled showroom bathroom suite
- Paved parking for 2 cars and garage with internal power point.



INTERNAL

GROUND FLOOR

Entrance Porch

New front door with feature glass. Motion sensor spotlights. Security alarm panel. Radiator. Tiled flooring. Door to cloakroom.

Cloakroom

Newly fitted fully tiled cloakroom with vanity wash hand basin and low level WC. Double glazed window. Motion sensor spotlights. Radiator.

Living Room

13' 5" x 13' 4" (4.09m x 4.06m) Large double glazed bay window to front aspect. Wood effect flooring. Multi pane double doors with wing windows into Kitchen/ Dining room and door to Inner hallway. TV point. Ample chrome power points. Chrome dimmer lights switch.

Inner Lobby

Wood effect flooring. Under-stairs storage cupboard with lights, housing heating control panel. Vertical column radiator. Internal door into garage. Stairs rising to first floor. Spotlights. Door into:

Kitchen/Dining Room

22' 0" x 7' 9" (6.71m x 2.36m) A range of matching wall and base units with roll edge worksurfaces over. One and half bowl inset 'Franke' stainless steel sink and drainer with swan neck 'Franke' mixer tap with flexible hose over. Fitted 'Smeg' five ring gas hob with Glass designer extractor hood over with lighting. Tiled splashbacks. Zanussi fan assisted double oven with grill. Integrated 'Whirlpool' fridge/freezer. Integrated 'Bosch' dishwasher. Space and plumbing for washing machine. Tiled flooring. Radiator. Multi pane double glazed window to rear. Double glazed door to side. Two zone dimmer spotlights. Chrome light switches and double sockets with USB points. Dining area with wood effect flooring. Radiator. Double glazed French doors onto rear garden.



FIRST FLOOR

Landing

Large double glazed multi pane feature window to half landing. Access to part boarded and insulated loft space with light.

Bedroom One

13' 3" x 12' 2" (4.04m x 3.71m) Master bedroom with multi pane double glazed window to rear. Built in full height wardrobes with bottom drawers and built in spot lights. Radiator. Chrome power sockets with USB points. TV point.

Bedroom Two

13' 3" x 9' 0" (4.04m x 2.74m) Large double glazed window to front aspect with rooftop views and view over the local Church which is ornately illuminated at night. Radiator. Chrome double sockets with USB points.

Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m) Double glazed window to rear aspect. Wood effect flooring. Radiator. Chrome sockets with USB points.



Bathroom

Showroom style bathroom with four piece suite comprising vanity wash hand basin, low level WC, freestanding hi-spec bath tub and walk in frameless shower cubicle with rainfall shower head and separate shower attachment. Vertical full length chrome radiator. Fully tiled walls and porcelain tiled flooring. Extractor fan. Obscure multi pane double glazed window to front aspect. Spot lights.

OUTSIDE

Front Garden

Paved driveway with parking space for two cars. External lights and external power point. Privacy hedge borders. Shingled area with planted established rose bushes and shrubs. Gated access to rear garden.

Rear Garden

Well established easy to maintain rear garden with patio area, grassed lawn area and paved patio seating area. Flower and shrubs borders. External wall mounted lights. External water tap. Metal garden shed to remain. Retractable washing line. Side gate access. to the front with external light.

Garage

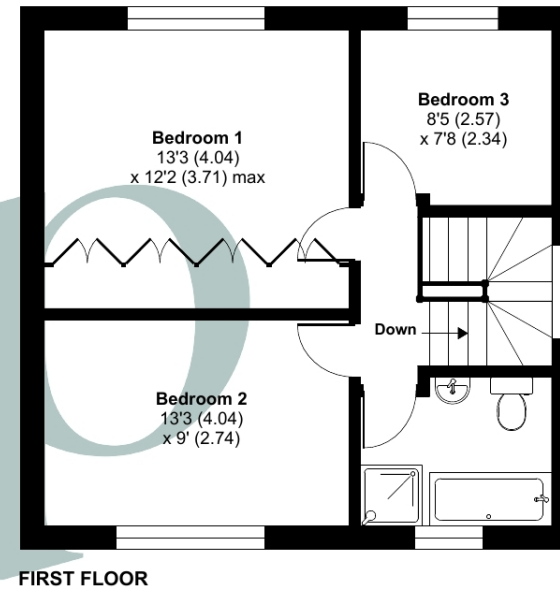
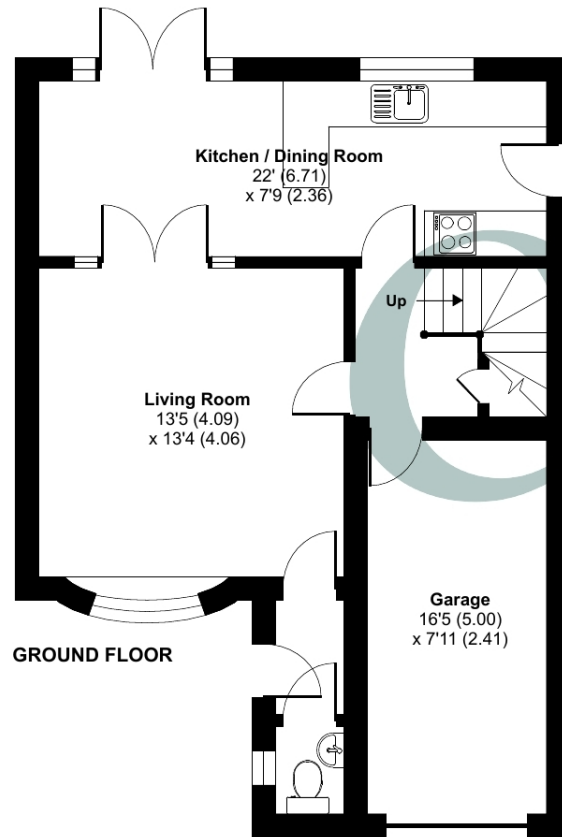
16' 5" x 7' 11" (5.00m x 2.41m) Up and over door. Power and light. Wall mounted Worcester Bosh combi boiler. Security alarm panel. Additional power outlets and internal tap. Potential for extension above the garage (Planning permission from 2007 to create bedroom 4, now expired.MB/07/01860/FULL)



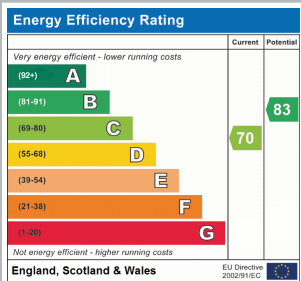


Approximate Area = 1087 sq ft / 101 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1225871



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Viewing by appointment only

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