



Spruce Meadow, Stotfold, Hitchin, Hertfordshire. SG5 4TE

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## 4 Bedroom Detached House

### Guide Price £650,000 Freehold

Located on the much sought after Stotfold Park development that was recently built by David Wilson Homes is this impressive detached family residence which boasts approximately 1758 sqft of accommodation, including the home office/hobby room, and must be viewed internally.

'The Holden' is a wonderful family home that is superbly presented throughout and is designed with modern family living in mind. A beautiful glazed bay leading to the garden makes the open plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the rear garden, while a large bay-fronted lounge and separate study provide room to relax and work. To the first floor are four double bedrooms, the principal with en-suite shower room, and a four piece family bathroom with separate shower cubicle. Externally are attractive gardens, the rear being West facing, a driveway for three cars and an oversized garage that has been split to provide a useful home office/hobby room whilst still retaining a storage area to the front.

- Stunning detached family home
- Large lounge with bay window
- Impressive kitchen/dining/family room
- Useful study for homeworkers
- Four double bedrooms
- En-suite to principal bedroom
- Four piece family bathroom
- Gardens and driveway parking
- Garage partially converted as a hobby room
- EPC rating B. Council tax band F

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

Double glazed front door.

**Entrance Hall:**

A welcoming entrance hall with stairs leading to the first floor. Radiator. Amtico flooring.

**Cloakroom:**

A white suite comprising pedestal wash hand basin and low level wc. Half tiled walls. Double glazed window to side. Large understairs storage cupboard. Inset ceiling lights. Radiator. Amtico flooring.

**Study:**

Abt. 9' 6" x 7' 8" (2.90m x 2.34m) Double glazed Georgian style window to front with fitted shutters. Radiator. Carpet as fitted.

**Lounge:**

Abt. 19' 2" into bay x 12' 3" (5.84m into bay x 3.73m) A good sized lounge with double glazed Georgian style bay window to front with fitted shutters. Two radiators. Television point. Inset ceiling lights. Carpet as fitted.

**Kitchen/Dining/Family Room:**

Abt. 20' 2" x 15' 4" maximum (6.15m x 4.67m maximum) A superb kitchen/dining/family room comprising a comprehensive range of eye and base level 'soft close' units and drawers with ample stone worktops and under cupboard and LED plinth lighting. Inset stainless steel one and half bowl sink unit. Built-in five ring gas hob with extractor hood over. Built-in eye level double electric oven. Integrated fridge/freezer, dishwasher and wine cooler. Double glazed French doors and windows to rear garden. Two radiators. Television point. Inset ceiling lights. Amtico flooring.

**Utility Room:**

Abt. 8' 4" x 5' 3" (2.54m x 1.60m) Fitted with units to match those of the kitchen with stone worktops. Inset stainless steel sink unit. Integrated washing machine. Cupboard housing gas boiler. Double glazed door to rear garden. Radiator. Extractor fan. Inset ceiling lights. Amtico flooring.

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

Double glazed window to side. Loft access. Airing cupboard. Carpet as fitted.

**Principal Bedroom:**

Abt. 14' 11" x 12' 3" (4.55m x 3.73m) Double glazed window to front. A range of fitted wardrobes. 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. Half tiled walls. Double glazed window to side. Extractor fan. Heated towel rail. Inset ceiling lights. Laminate flooring.

**Bedroom Two:**

Abt. 14' 4" max x 9' 11" (4.37m max x 3.02m) Twin aspect double glazed windows to rear. A range of fitted wardrobes. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 13' 4" x 9' 6" (4.06m x 2.90m) Twin aspect double glazed windows to front. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 10' 3" x 9' 10" maximum (3.12m x 3.00m maximum) Double glazed window to rear. Fitted wardrobe. Radiator. Carpet as fitted.

**Family Bathroom:**

A white four piece suite comprising panelled bath with central mixer tap, an oversized fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Half tiled walls. Double glazed window to rear. Extractor fan. Heated towel rail. Inset ceiling lights. Laminate flooring.

## Outside

### Front Garden:

An attractive frontage with a good variety of shrubs and plants. A path leads to the front door and a driveway that provides off road parking for three cars leads to the garage.

### Rear Garden:

An attractive west facing rear garden with a paved patio area and further raised deck seating area. Established lawn with plant and shrub borders. Outside lights. Outside tap and external double electric socket. Gated side access leads to the driveway.

### Garage/Home Office/Hobby Room:

The oversized garage has been converted to create a useful, versatile space. Ideal as a home office/hobby room or playroom whilst retaining a storage area to the front. Inset ceiling lights. Double glazed door to garden. Door to storage area that can also be accessed via an up and over door to the front. Vinyl flooring.

## Additional Information

### Estate Charge:

Please note there is a nominal annual estate charge estimated at approximately £200.00 per year.

### Agents Note:

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

### Anti-Money Laundering (AML):

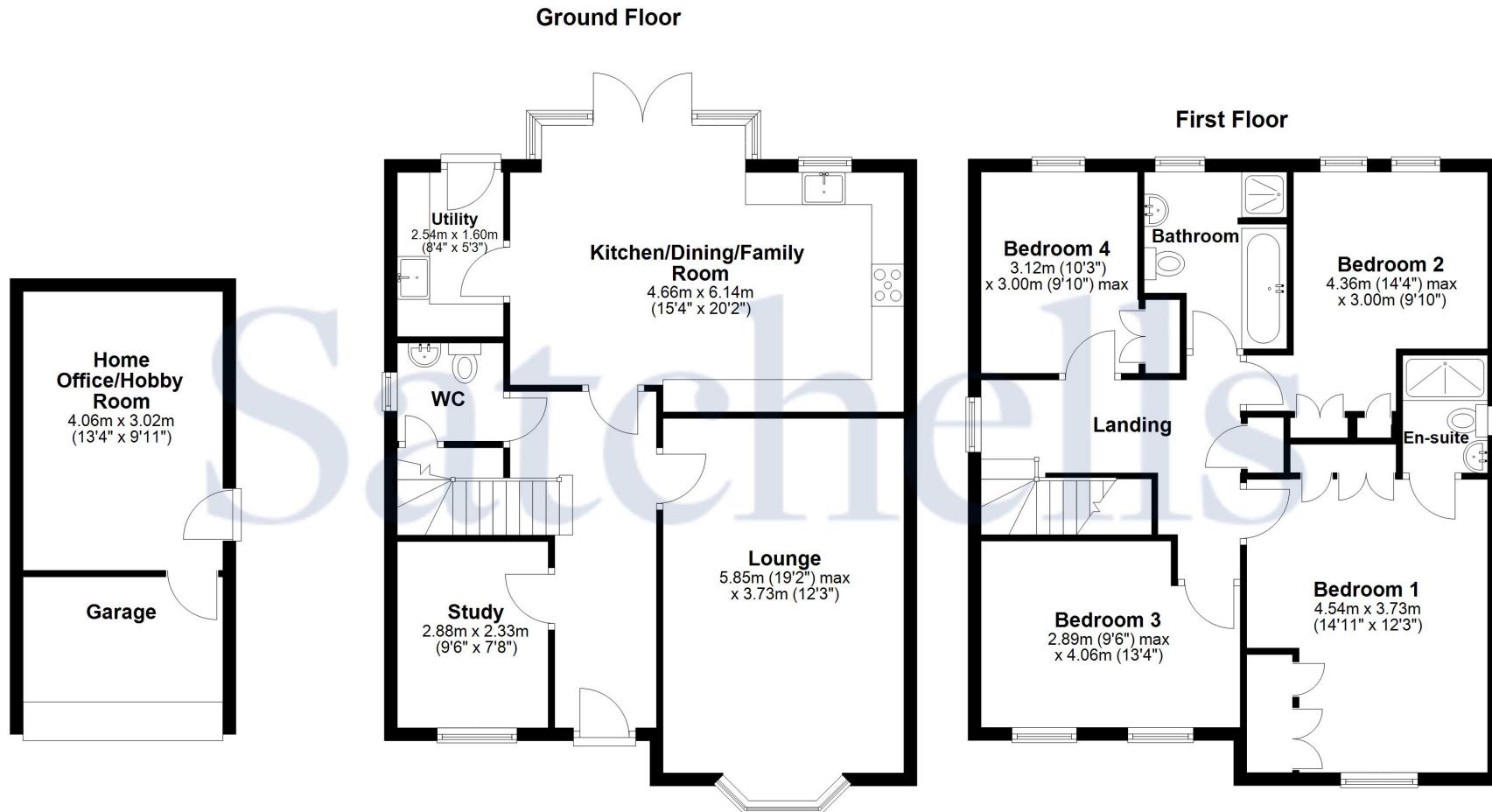
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





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.

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Approximate Area = 1540 SQFT / 143SQM  
 Home Office/Garage = 218 SQFT / 20.2 SQM  
 Total = 1758 SQFT / 163.2 SQM

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.

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