



Trinity Road, Stotfold, Hitchin, Hertfordshire. SG5 4EQ





3 Bedroom Semi-Detached House

Guide Price £400,000 Freehold

A super three bedroom semi-detached family home located on a good size plot with driveway for two/three cars and a garage.

Well-presented throughout, this lovely home benefits from a recently refitted 'Wren' kitchen with integrated appliances, a light and airy dual aspect living room and entrance hall to the ground floor, whilst to the first floor are three generous bedrooms and a refitted family bathroom. Externally are large gardens to the front and rear, a driveway providing off road parking and a garage. Further benefits include double glazing and gas central heating.



- Semi detached family home
- Beautifully finished throughout
- Refitted kitchen with integrated appliances
- Refitted family bathroom
- Three generous bedrooms
- Spacious dual aspect living room
- Front and rear gardens
- Garage and driveway
- Must be viewed
- EPC rating D. Council tax band C

Ground Floor

Entrance Porch:

An enclosed entrance porch with composite front door. Double glazed door to hallway.

Hallway:

Stairs to first floor with cupboard under. Double glazed window to front. Radiator. Inset ceiling lights. Laminate flooring.

Living Room:

Abt. 25' 6" x 12' 8" max (7.77m x 3.86m) A dual aspect living room with double glazed bay window to front and double glazed French doors leading to the rear garden. Two radiators. Television point. Laminate flooring.

Kitchen:

Abt. 12' 4" x 8' 3" (3.76m x 2.51m) A recently refitted kitchen comprising a comprehensive range of eye and base level soft close units and drawers with ample worksurfaces. Single drainer stainless steel sink unit with hot tap. Built in ceramic hob with extractor hood over. Built in eye level electric oven and built in microwave. Integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine. Heated towel rail. Double glazed window to side. Double glazed door to rear garden. Inset ceiling lights. Laminate flooring.

First Floor

Landing:

Double glazed window to side. Storage cupboard. Access to a boarded loft space with light and housing the gas boiler, via a retractable ladder. Inset ceiling lights. Carpet as fitted.

Bedroom One:

Abt. 13' 4" max x 11' 6" (4.06m x 3.51m) Twin aspect double glazed windows to rear. Two radiators. Built in wardrobe. Carpet as fitted.

Bedroom Two:

Abt. 12' 2" max x 11' 0" (3.71m x 3.35m) Double glazed window to front. Built in wardrobe. Radiator. Inset ceiling lights. Carpet as fitted.

Bedroom Three:

Abt. 8' 6" x 8' 0" (2.59m x 2.44m) Double glazed window to front. Built in over stairs cupboard. Radiator. Inset ceiling lights. Carpet as fitted.

Bathroom:

A refitted white suite comprising panelled bath with shower over and glass shower screen, vanity unit with inset wash hand basin and low level wc with concealed cistern. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Fully tiled walls and flooring.

First Floor**Front Garden:**

Retained with a brick wall and laurel hedge. Area laid to lawn. Driveway for 2/3 cars leading to the garage.

Rear Garden:

A good size rear garden with a large established lawn. Barked area. Outside tap. Outside electric socket. Outside light. Upvc door leading to the driveway.

Outhouses:

One brick built store shed and an outside wc.

Garage:

A brick built garage with up and over door. Power and light. Personal door to garden. Window to rear.

Agents Note:

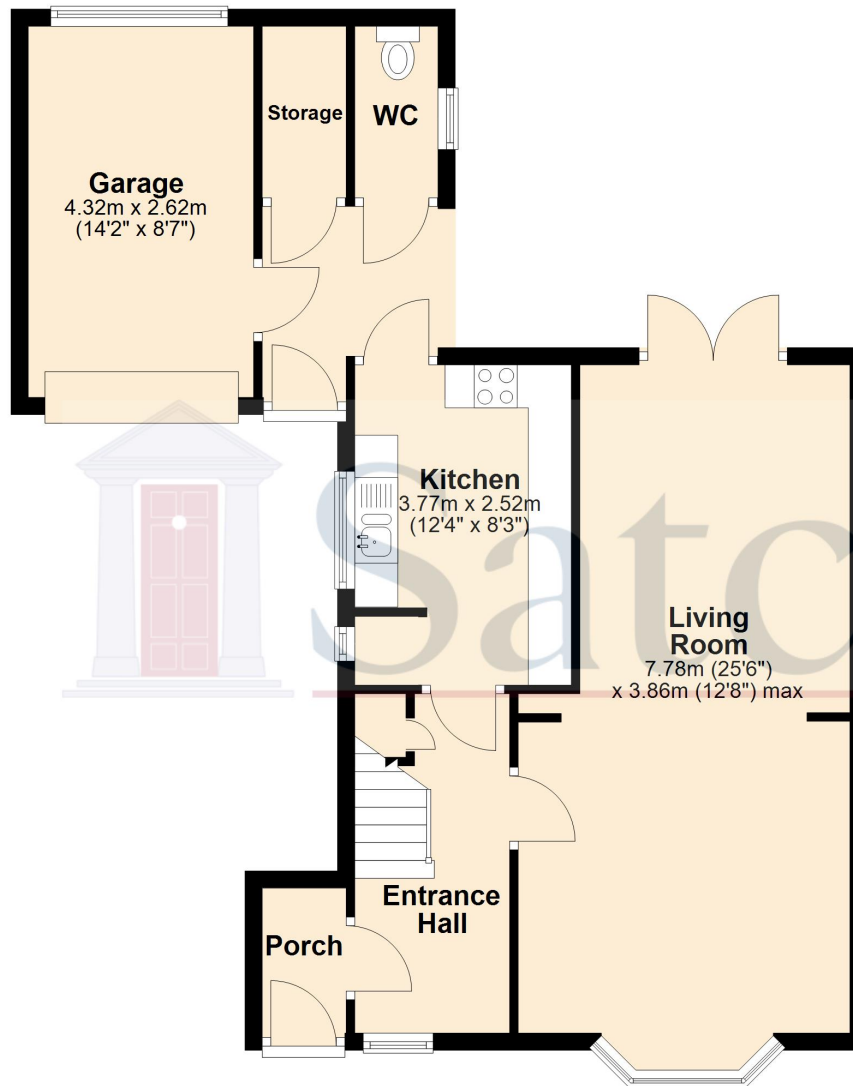
Draft particulars yet to be approved by the vendor and may be subject to change.



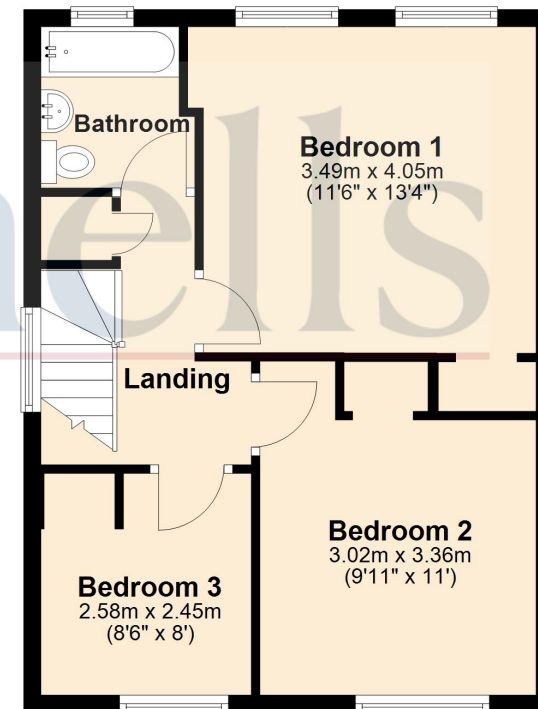


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Ground Floor



First 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.