



Melbourne Close, Stotfold, Hitchin, Hertfordshire. SG5 4LB

| Satchells



3 Bedroom Terraced House Guide Price £335,000 Freehold

Early viewing is advised on this beautifully presented three bedroom family home located close to the heart of Stotfold.

Internally the accommodation comprises entrance hall, a light and airy lounge and refitted kitchen/dining room with integrated appliances to the ground floor. To the first floor are three good sized bedrooms and a refitted family bathroom. Externally is an attractive low maintenance rear garden, ideal for relaxing on those warmer evenings, and a block paved frontage that provides off road parking.



- Immaculate family home
- Three bedrooms
- Refitted kitchen/dining room
- Refitted bathroom
- Light and airy lounge
- Low maintenance rear garden
- Off road parking
- Gas central heating
- Double glazing
- EPC rating C. Council tax band C

Ground Floor

Front Door:

Composite double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Carpet as fitted.

Lounge:

Abt. 14' 1" x 13' 5" (4.30m x 4.10m) Double glazed window to front. Radiator. Understairs cupboard. Television point. Coved ceiling. Carpet as fitted. Double glazed sliding patio doors leading to:

Kitchen/Dining Room:

Abt. 16' 4" x 9' 0" (4.98m x 2.75m) A superbly refitted kitchen/dining room comprising a good range of eye and base level high gloss units with ample worksurfaces. Single drainer one and a half bowl composite sink unit. Built in induction hob, electric oven and extractor hood. Integrated fridge/freezer and washing machine. Double glazed window to rear. Double glazed French doors to rear garden. Radiator. Inset ceiling lights. Laminate flooring.

First Floor

Landing:

Loft access. Storage cupboard. Carpet as fitted.

Bedroom One:

Abt. 11' 6" x 9' 10" (3.50m x 3.00m) Double glazed window to front. Built-in cupboard. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 10' 10" x 9' 10" (3.30m x 3.00m) Double glazed window to rear. Radiator. Contemporary built-in wardrobe with sliding doors. Laminate flooring.

Bedroom Three:

Abt. 7' 7" x 6' 4" (2.30m x 1.94m) Double glazed window to front. Radiator. Laminate flooring.

Bathroom:

A refitted white suite comprising a 'P' shaped shower bath with waterfall mixer tap, rainfall shower over and glass screen. Pedestal wash hand basin with waterfall mixer tap and low level wc. Heated towel rail. Fully tiled walls. Double glazed window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside Front:

A block paved frontage provides off road parking.

Rear Garden:

An attractive low maintenance rear garden with a paved patio area that leads to an artificial lawn. Summer house. Outside lighting. Outside tap. Gated rear access. Outside electrics.

Additional Information

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.

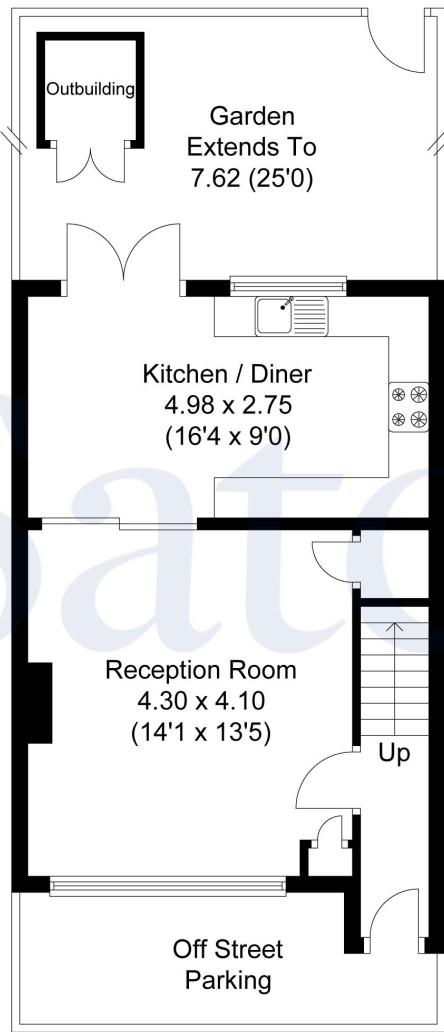




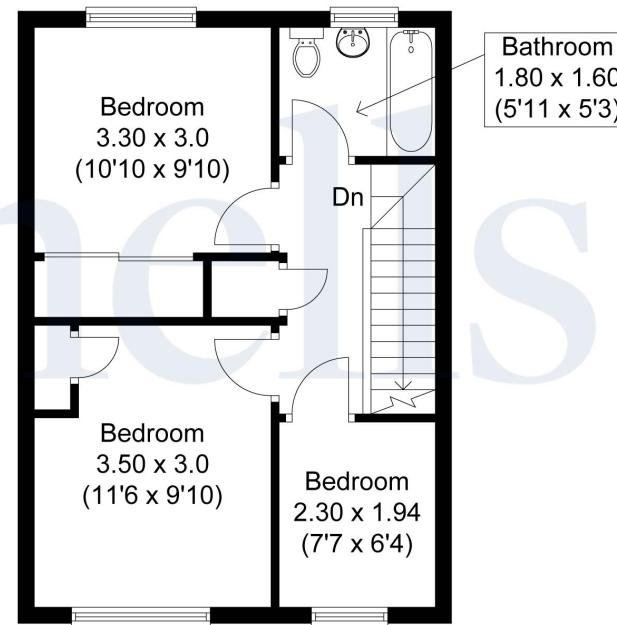
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



First Floor



Total area: approx. 72.40 sq. metres (779.30 sq. feet) (Excluding Outbuilding)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances and other features are approximate.