



Eskil Paddock, Stotfold, Hitchin, Hertfordshire. SG5 4TB





3 Bedroom Semi-Detached House

Guide Price £375,000 Freehold

Located on the Four Mills development in Stotfold is this beautifully presented three bedroom semi detached property.

Internally the spacious accommodation comprises entrance hall, cloakroom, a superb fitted kitchen/dining room with integrated appliances and a light and airy living room to the ground floor. To the first floor are three generous bedrooms, the master with en-suite shower room, and a family bathroom suite. Externally are gardens to the front and rear and off road parking for two cars. All in all a fantastic home that must be viewed.

- Immaculate modern home
- Three generous bedrooms
- Fully fitted kitchen/dining room
- Light and airy living room
- Ground floor cloakroom
- En-suite to principal bedroom
- Family bathroom
- Front and rear gardens
- Off road parking for two cars
- EPC rating B. Council tax band D

Ground Floor

Entrance Hall:

Radiator. Stairs to first floor. Vinyl flooring.

Cloakroom:

A white suite comprising low level wc and pedestal wash hand basin. Tiled splash back area. Radiator. Double glazed window to front. Extractor fan. Vinyl flooring.

Kitchen/Dining Room:

Abt. 15' 8" x 9' 1" (4.78m x 2.77m) A super kitchen/dining room comprising a comprehensive range of eye and base level units with ample quartz work tops. Inset stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Television point. Double glazed window to front. Radiator. Vinyl flooring.

Living Room:

Abt. 16' 4" x 10' 6" (4.98m x 3.20m) A light and airy living room with double glazed French doors and double glazed window to rear. Television point. Radiator. Large understairs cupboard. Vinyl flooring.

First Floor

Landing:

Double glazed window to side. Loft access. Radiator. Carpet as fitted.

Bedroom One:

Abt. 9' 1" x 8' 11" minimum (2.77m x 2.72m) Double glazed window to rear. Radiator. Built in wardrobe with sliding mirror doors. Television point. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash basin and low level wc. Tiled splash back area. Extractor fan. Radiator. Vinyl flooring.

Bedroom Two:

Abt. 9' 5" x 9' 1" (2.87m x 2.77m) Double glazed window to front. Built in wardrobe with sliding mirror doors. Television point. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 6" x 6' 11" (3.20m x 2.11m) Double glazed window to rear. Radiator. Carpet as fitted.



Satchells

Family Bathroom:

A white suite comprising panelled bath with mixer tap, thermostatic shower over and glass screen. Pedestal wash hand basin and low level wc. Part tiled walls. Double glazed window to front. Extractor fan. Radiator. Vinyl flooring.

Outside**Front Garden:**

Area laid to lawn. Attractive shrubs.

Rear Garden:

Paved patio area with remainder laid to lawn. Gated side access.

Parking:

Off road parking for two cars.

Agents Notes:

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

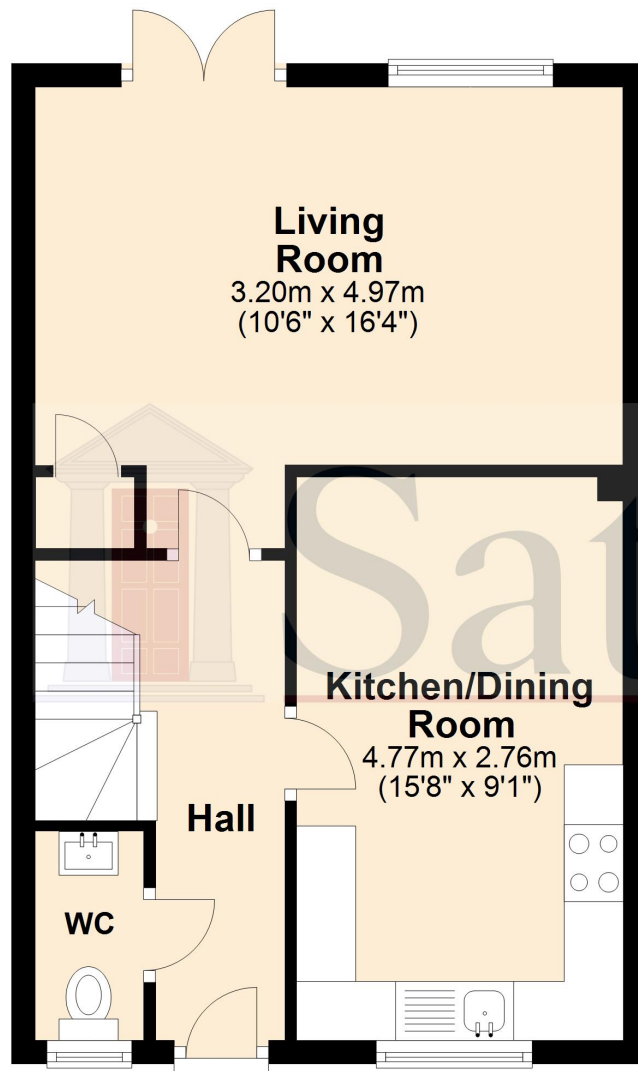
Estate Charge: The current estate charge for this property is currently £86.70 per half year.



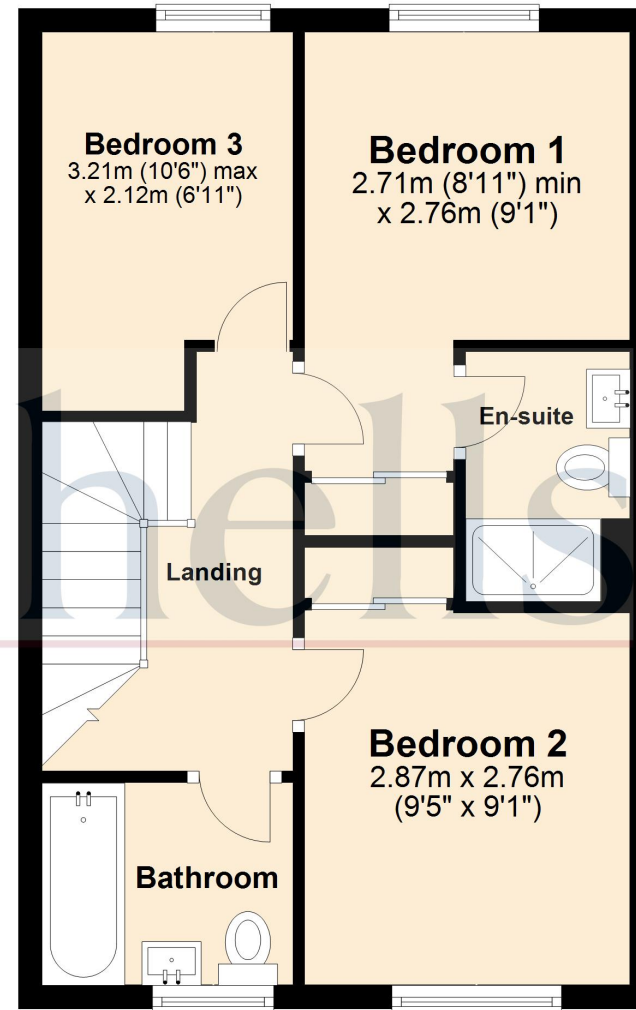


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Ground Floor



First Floor



For illustration 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.