



Mowbray Crescent, Stotfold, Hitchin, Hertfordshire. SG5 4DY







## 4 Bedroom Detached House

### Guide Price £475,000 Freehold

Located in a pleasant cul-de-sac this spacious detached family home offers a versatile living space that is ideal for the growing family.

Internally the accommodation comprises entrance porch, hallway, cloakroom, lounge, dining room, study, conservatory and fitted kitchen with integrated appliances to the ground floor. At ground floor level there is also additional annexe accommodation with an open plan kitchen/living room and bedroom. To the first floor are four bedrooms and a refitted shower room. Externally this property has a good size frontage with a driveway for three cars, an attractive rear garden and a detached garage.



- Spacious detached family home
- Additional annexe accommodation
- Four bedrooms
- Three reception rooms
- Fitted kitchen with integrated appliances
- Conservatory
- Front and rear gardens
- Garage and driveway
- Must be viewed
- Awaiting EPC. Council tax band E

## **Ground Floor**

### **Front Door:**

Double glazed front door with double glazed flank window.

### **Entrance Porch:**

Carpet as fitted. Part glazed door leading to the hallway.

### **Hallway:**

Stairs to first floor. Storage cupboard. Radiator. Parquet flooring.

### **Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level wc with concealed cistern. Tiled splashback area. Triple glazed window to side. Vinyl flooring.

### **Lounge:**

Abt. 14' 0" x 12' 9" (4.27m x 3.89m) Triple glazed window to rear. Feature fire surround with coal effect living flame gas fire. Television point. Radiator. Parquet flooring.

### **Study:**

Abt. 9' 7" x 8' 1" (2.92m x 2.46m) Double glazed sliding patio doors leading to the conservatory. Radiator. Parquet flooring.

### **Conservatory:**

Abt. 9' 11" x 8' 6" (3.02m x 2.59m) Of brick and uPVC double glazed construction. Double glazed door leading to the rear garden. Radiator. Tiled flooring.

### **Dining Room:**

Abt. 15' 3" max x 10' 4" (4.65m x 3.15m) Triple glazed window to front. Radiator. Understairs cupboard. Parquet flooring.

## **Kitchen:**

Abt. 10' 6" x 9' 5" (3.20m x 2.87m) A well appointed kitchen comprising a comprehensive range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Built-in ceramic hob with extractor hood over. Built-in eye level double electric oven. Integrated fridge/freezer, additional freezer, washing machine and dishwasher. Tiled splashback area. Triple glazed window to front. Vinyl flooring.

## **First Floor**

### **Landing:**

Triple glazed window to side. Loft access. Carpet as fitted.

### **Bedroom One:**

Abt. 11' 9" x 9' 11" (3.58m x 3.02m) Triple glazed window to front. A range of fitted wardrobes with sliding doors. Radiator. Wall lights. Carpet as fitted.

### **Bedroom Two:**

Abt. 9' 1" x 8' 11" (2.77m x 2.72m) Triple glazed window to rear. Fitted cupboard. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 9' 11" x 6' 11" (3.02m x 2.11m) Triple glazed window to front. Cupboard housing gas boiler. Built in storage cupboard. Radiator. Carpet as fitted.

### **Bedroom Four:**

Abt. 8' 11" x 6' 10" (2.72m x 2.08m) Triple glazed window to rear. Built in storage cupboard. Radiator. Television point. Carpet as fitted.

**Bathroom:**

A white suite comprising a fully tiled walk in shower with glass screen, vanity unit with inset wash hand basin and low level wc with concealed cistern. Radiator. Triple glazed window to side. Fully tiled walls. Carpet as fitted.

**Annex****Kitchen/Living Room:**

Abt. 14' 11" x 9' 2" (4.55m x 2.79m) A dual aspect room with triple glazed windows to front and side. A range of kitchen units with inset single drainer one and a half bowl sink unit. Tiled splashback area. Radiator. Laminate flooring.

**Bedroom:**

Abt. 9' 3" x 8' 6" (2.82m x 2.59m) Double glazed door and triple glazed window to rear garden. Wall mounted electric radiator. Laminate flooring.

**Outside****Front Garden:**

A driveway partially covered with a carport leads to the garage and provides off road parking for three cars. The remainder of the front is laid to lawn.

**Rear Garden:**

An attractive, well established rear garden with a large patio area that leads to a mature lawn with well stocked borders. Gated access to both sides.

**Garage:**

A brick built single garage with up and over door. Currently sub-divided into two areas as a workshop and storage. Double glazed door to side.

**Agents Note:**

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



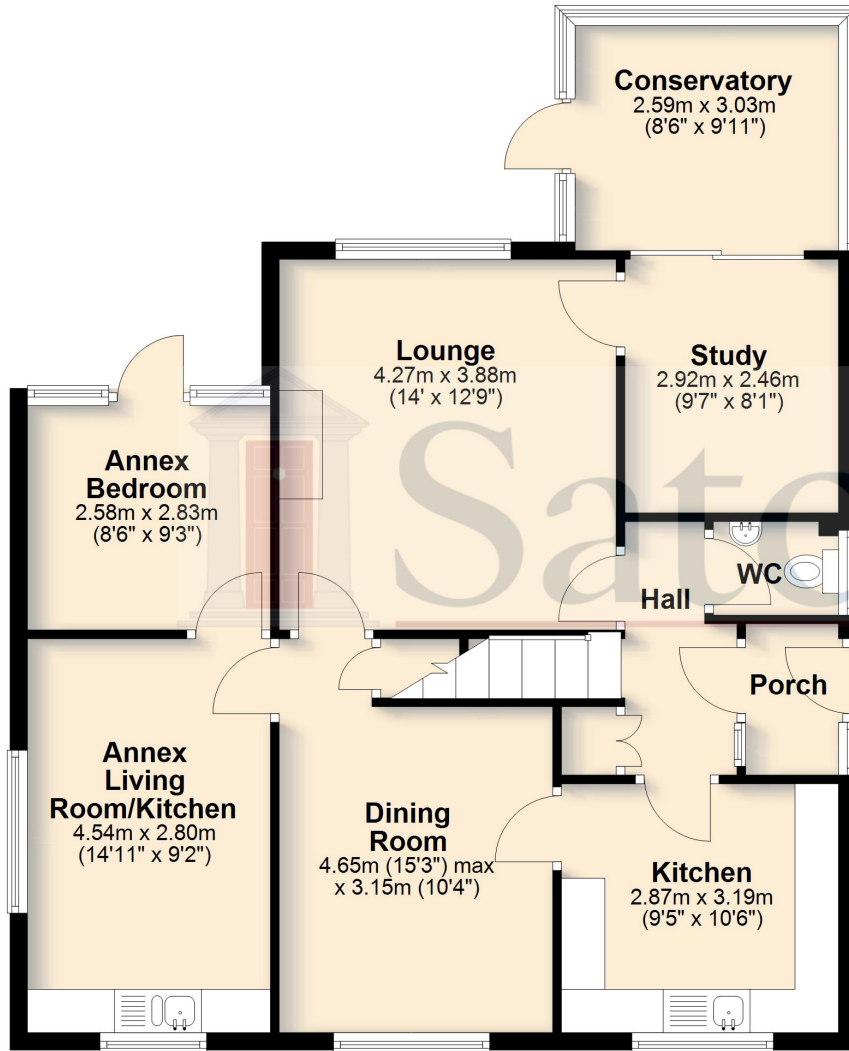




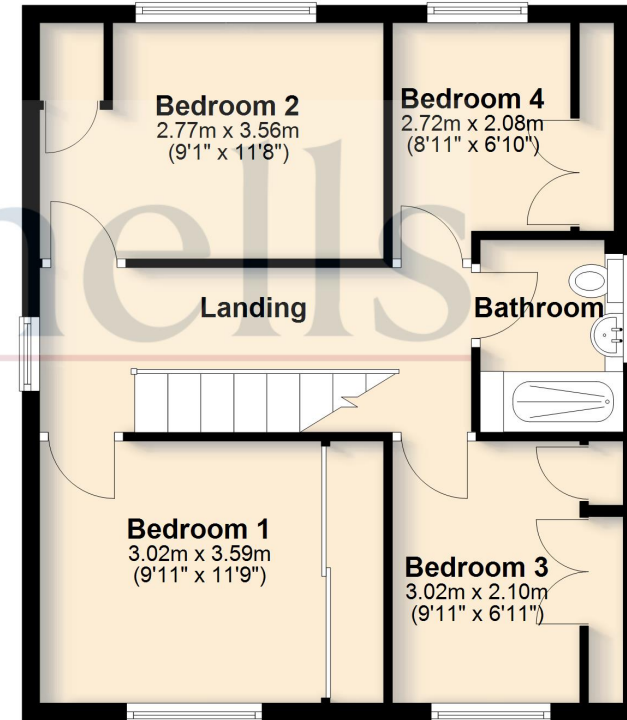
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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