



Marigold Way, Stotfold, Hitchin, Bedfordshire.







## 3 Bedroom End of Terrace House

### Guide Price £345,000 Freehold

What was originally a two bedroom property is now a three bedroom family home that must be viewed. This ideally located property is move in ready and offers a spacious rear garden and driveway.

- Converted three bedroom home
- Open plan living
- Fitted kitchen
- Spacious living/dining room
- Fitted wardrobes
- Move in ready
- Generous rear garden
- Driveway
- Must be viewed
- Awaiting EPC. Council tax band C.



## **GROUND FLOOR:**

### **Entrance:**

A welcoming entrance hall with stairs leading to first floor. Access to understairs storage. Laminate flooring.

### **Cloakroom:**

A white suite comprising low-level WC with pedestal hand wash basin and tiled splash back. Extractor fan. Radiator. Laminate flooring.

### **Kitchen:**

Abt. 8' 2" x 26' 7" (2.49m x 8.10m) This kitchen offers a range of eye and base level units with ample worktops. There is a fitted oven with an electric hob and space for a washing machine, dishwasher and fridge/freezer. Single stainless steel sink with drainer. Double-glazed window to front. Tiled flooring. Opening on to:

### **Living/Dining Room:**

Abt. 10' 2" x 19' 9" (3.10m x 6.02m) A generous space perfect for entertaining with access to rear garden. Double-glazed window to rear. Double-glazed door. Radiator. Laminate flooring.

## **First Floor:**

### **Landing:**

A roomy landing with access to an airing cupboard. Loft access. Carpet as fitted.

### **Bedroom One:**

Abt. 9' 11" x 13' 0" (3.02m x 3.96m) A double bedroom with two fitted wardrobes. Double-glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 9' 9" x 7' 0" (2.97m x 2.13m) Double-glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 9' 9" x 7' 0" (2.97m x 2.13m) Double-glazed window to front. Radiator. Carpet as fitted.

### **Bathroom:**

A three-piece white suite comprising a paneled bath with shower attachment over, pedestal hand wash basin and low-level WC. Tiled walls surrounding bath and tiled splash back. Extractor fan. Radiator. Laminate flooring.

## **OUTSIDE:**

### **Front Garden:**

The front offers a pathway leading to the front door which is bordered by well-established bushes and a driveway for one car.

### **Rear Garden:**

A generous garden with a well-established lawn and patio area is wonderful for alfresco dining. Further benefits include a large timber-built shed with power and lighting running from the house that is currently used as a workshop.

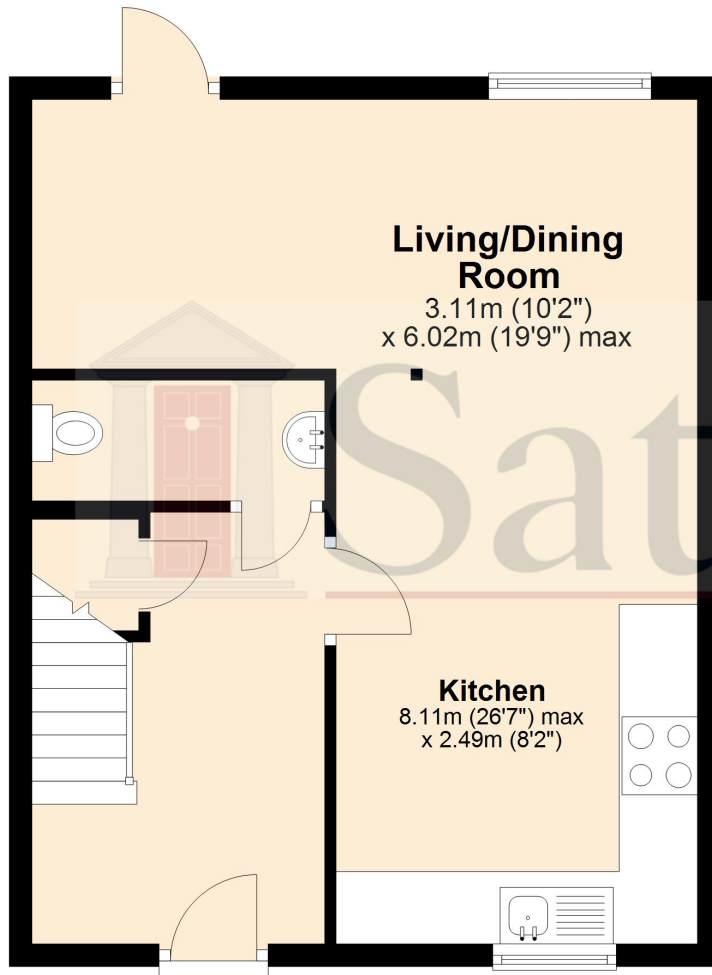




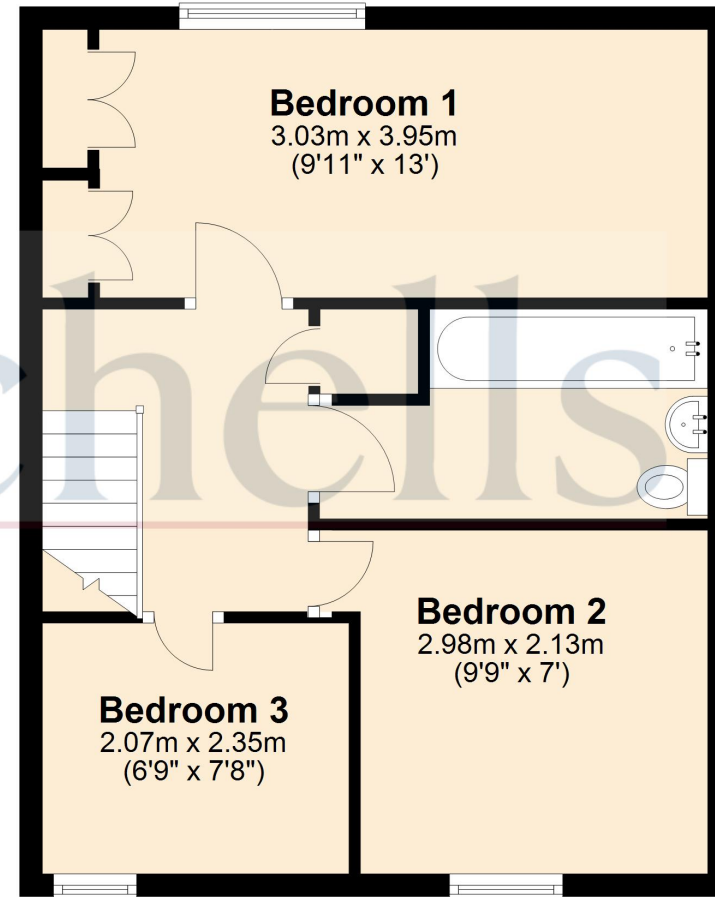


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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