



Astwick Road, Stotfold, Hitchin, Hertfordshire. SG5 4AU





3 Bedroom Detached House

Guide Price £425,000 Freehold

A spacious, extended family home located on the outskirts of Stotfold close to the village green and open countryside and within easy access of local amenities, schools and commuter routes.

The well-proportioned accommodation comprises entrance hall, cloakroom, living room with bi-fold doors leading to the dining room, third reception room and a kitchen/breakfast room to the ground floor, whilst to the first floor are three generous bedrooms and a family bathroom with walk-in shower. Externally is a good size frontage with block paved driveway that provides off road parking for 4 cars and a private south-westerly facing rear garden.

- Extended family home
- Three generous bedrooms
- Three reception rooms
- Well appointed kitchen/breakfast room
- Ground floor cloakroom
- Private rear garden
- Driveway parking for 4 cars
- Must be viewed
- Chain free
- EPC rating D. Council tax band D

Ground Floor:**Front Door:**

Double glazed front door with double glazed flank window.

Entrance Porch:

Doors to cloakroom and living room. Radiator. Coir matting.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Half tiled walls. Double glazed window to side. Radiator. Tiled flooring.

Living Room:

Abt. 13' 5" x 13' 7" (4.09m x 4.14m) Double glazed window to front. Television point. Two radiators. Stairs to first floor with large cupboard under. Coving to ceiling. Carpet as fitted.

Dining/Play Room:

Abt. 18' 1" x 7' 3" (5.51m x 2.21m) Double glazed window to front. Radiator. Cupboard housing gas boiler. Coving to ceiling. Inset ceiling lights. Carpet as fitted.

Dining Room:

Abt. 10' 2" x 8' 2" (3.10m x 2.49m) Double glazed sliding patio doors to rear garden. Radiator. Coving to ceiling. Laminate flooring.

Kitchen/Breakfast Room:

Abt. 18' 5" x 9' 1" (5.61m x 2.77m) A well appointed kitchen/breakfast room comprising a comprehensive range of eye and base level units and drawers with ample work tops. Full height storage cupboard. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, eye level double electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Space for tumble dryer. Tiled splash back area. Double glazed window to rear. Double glazed door to side. Coving to ceiling. Laminate flooring.

First Floor:**Landing:**

Double glazed window to side. Loft access. Airing cupboard. Coving to ceiling. Carpet as fitted.

Bedroom One:

Abt. 12' 1" x 10' 4" (3.68m x 3.15m) Double glazed window to front. Radiator. Television point. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 10' 4" x 9' 7" (3.15m x 2.92m) Double glazed window to rear. Radiator. Television point. Carpet as fitted.

Bedroom Three:

Abt. 9' 5" x 7' 6" (2.87m x 2.29m) Double glazed window to front. Radiator. Carpet as fitted.

Outside:**Front Garden:**

A large frontage with a block paved driveway that provides off road parking for several vehicles. Hedge borders.

Rear Garden:

A low maintenance south-westerly facing rear garden with a paved patio area and an area that is gravelled. Mature plant and tree borders. Timber shed to remain. Gated side access. Outside tap.

Additional Information:**Agents Note:**

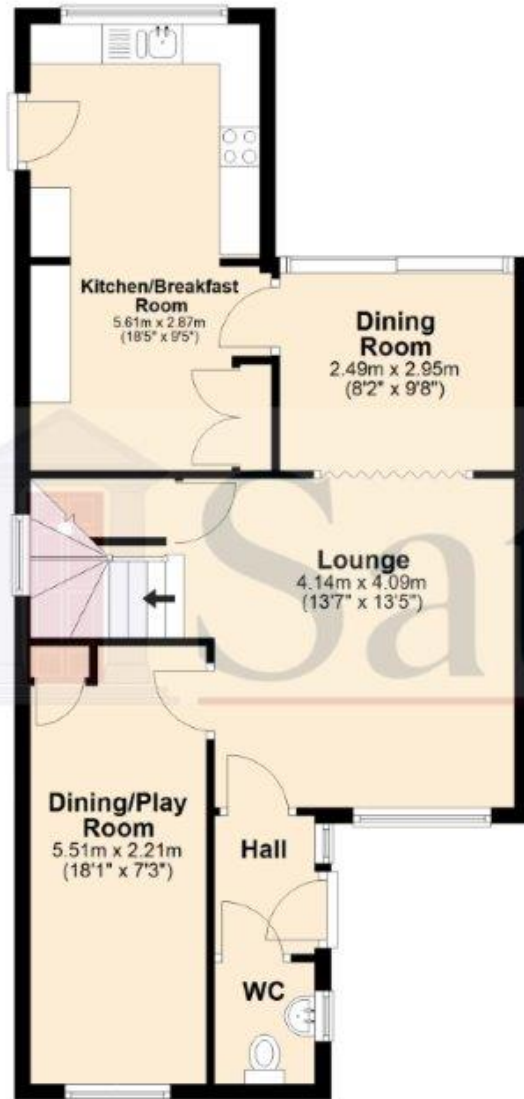
Draft details yet to be approved by the vendor and may be subject to change.



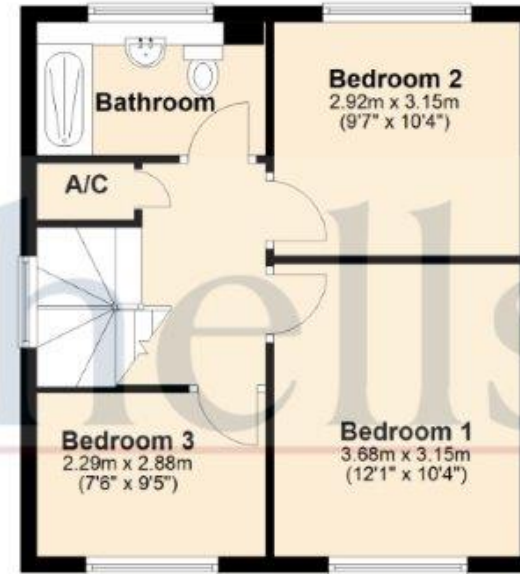


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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