



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





3 Bedroom End of Terrace House

Guide Price £325,000 Freehold

Located in a quiet cul-de-sac in the heart of Stotfold is this three bedroom family home that is well presented throughout and offers off road parking for two cars. An internal viewing is strongly advised.

The accommodation comprises entrance hall, a spacious dual aspect living room and modern kitchen to the ground floor, whilst to the first floor are three bedrooms and the upgraded family bathroom. Externally is a charming patioed garden with borders housing flowers and shrubs, decorative stone path to rear gate plus aspects of artificial lawn making this space ideal for enjoying those summer evenings. There is also a block paved driveway to the front of the property. Further benefits include gas central heating and double glazing. For further details and your appointment to view please contact Satchells Stotfold.



- End terrace family home
- Three bedrooms
- Spacious living room
- Refitted kitchen
- Modern family bathroom
- Ideally located
- Private, low maintenance garden
- Parking for two cars
- Garden room with power and light
- EPC rating D. Council tax band C

Ground Floor

Entrance:

A welcoming entrance with fitted door mat, electrical cupboard and access to first floor. Carpet as fitted. Vertical radiator.

Living/Dining Room:

Abt. 22'8 x 16'5 (6.90m x 5.00m) A spacious dual aspect living/dining room beaming with natural light. The room also offers feature electric fireplace and understairs reading nook. Double glazed window to front and double glazed sliding patio doors to rear. Radiator. Laminate flooring

Kitchen:

Abt. 8'4 x 7'6 (2.55m x 2.29m) This modern kitchen offers a range of eye and base level units with worktop space. One and a half down sink with drainer. Space for washing machine,

fridge/freezer and double width oven. Tiled splash backs. Double glazed window and door to rear. Inset ceiling lights. Tiled flooring.

First Floor

Landing:

Access to all rooms and loft. Airing cupboard. Carpet as fitted.

Bedroom One:

Abt. 11'8 x 9'10 (3.56m x 2.99m) Double glazed window to front. Radiator. Laminate flooring.

Bedroom Two:

Abt. 10'9 x 9'10 (3.27m x 2.99m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' x 6'5 (3.56m x 2.99m) Double glazed window to front. Radiator. Vinyl flooring as fitted.

Outside

Front:

The front of the property offers a block paved driveway for two cars and access to store.

Rear:

A private, low maintenance patioed garden with borders housing flowers and shrubs, decorative stone path to rear gate and aspects of artificial lawn. There is also gated access to the front of the property.

Garden Room:

A wonderful additional space that offers power and lighting that is currently being used as a home office. This space could also be used for a small business, play room or sun room.

Agents Note:

Draft particulars are yet to be approved by Vendor and subject to change.

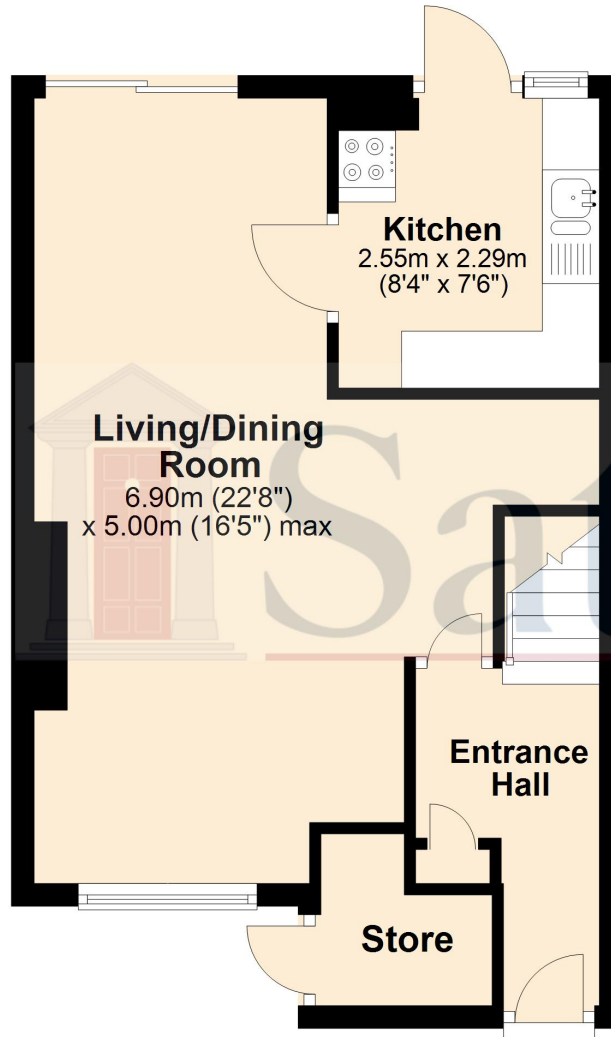




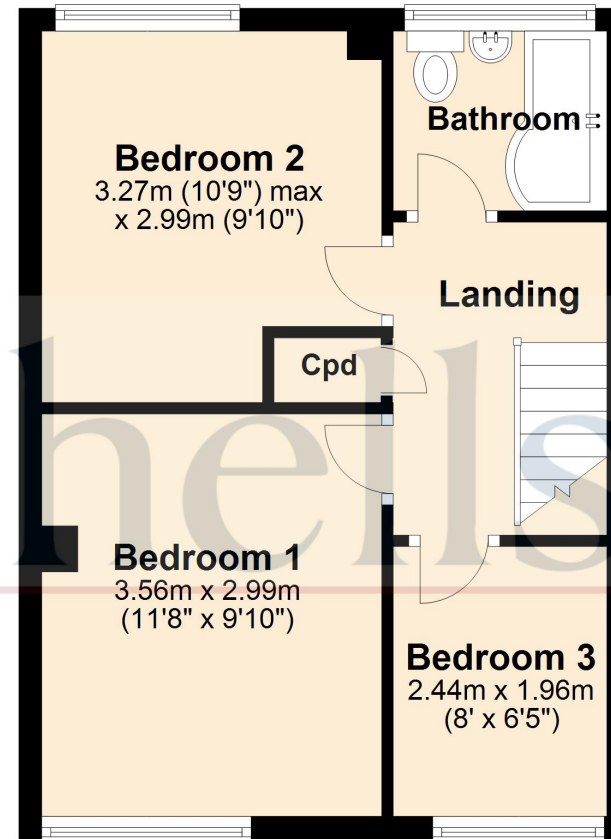
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Ground Floor



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.