



Hazel Grove, Stotfold, Hitchin, Hertfordshire. SG5 4JZ

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3 Bedroom Detached House Offers Over £450,000 Freehold

Located in a popular no through road close to the heart of Stotfold, is this beautifully presented three bedroom detached family home.

Internally the spacious accommodation comprises entrance hall, a good size living room with media wall and open fireplace, separate dining area, refitted kitchen/breakfast room with integrated appliances and central island, cloakroom and study/playroom to the ground floor. To the first floor are three generous bedrooms and a refitted four piece family bathroom. Externally is an attractive rear garden that backs onto Pix Brook, a front garden, integral storage with automated roller door and driveway parking for three cars. All in all a lovely family home that must be viewed.

- Super detached family home
- Three generous bedrooms
- Lounge with contemporary media wall
- Fully fitted kitchen/breakfast room
- Dining room
- Useful study/playroom
- Refitted four piece bathroom
- Attractive gardens
- Driveway parking for 3 cars
- EPC rating D. Council tax band D

Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

Stairs to first floor with cupboard under. Radiator. Coved ceiling. Laminate flooring.

Cloakroom:

A white suite comprising vanity unit with inset wash hand basin and low level WC. Tiled splashback area. Double glazed window to front. Radiator. Inset ceiling lights. Tiled flooring.

Study:

Abt. 9' 6" x 7' 5" (2.90m x 2.26m) Double glazed door and window to side. Radiator. Large utility cupboard with plumbing for automatic washing machine. Telephone point. Inset ceiling lights. Laminate flooring.

Living Room:

Abt. 14' 2" x 11' 10" (4.32m x 3.61m) A light and airy living room with a contemporary media wall. Double glazed window to front. Feature open fireplace with tiled surround and stone hearth. Television point. Wall light points. Radiator. Coved ceiling. Laminate flooring.

Dining Room:

Abt. 10' 0" x 9' 4" (3.05m x 2.84m) Double glazed door and window to rear. Radiator. Coved ceiling. Laminate flooring.

Kitchen/Breakfast Room:

Abt. 17' 5" x 11' 6" (5.31m x 3.51m) A well appointed kitchen/breakfast room comprising a comprehensive range of eye and base level units with ample stone worktops and under cupboard lighting. Stainless steel single drainer one and a half bowl sink unit. Built in five ring gas hob and eye level double electric oven. Central island incorporating a breakfast bar. Integrated dishwasher. Double glazed French doors leading to the rear garden. Space for an American fridge/freezer. Double glazed window to rear. Inset ceiling lights. Laminate flooring.

First Floor

Landing:

Double glazed window to side. Access to a part boarded loft space via a retractable ladder. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 14' 2" x 10' 1" (4.32m x 3.07m) Double glazed window to front. Radiator. Part panelled feature wall. Coved ceiling. Laminate flooring.

Bedroom Two:

Abt. 11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to rear. Radiator. Dado rail. Coved ceiling. Laminate flooring.

Bedroom Three:

Abt. 9' 3" x 9' 0" (2.82m x 2.74m) Double glazed window to front. Radiator. Coved ceiling. Laminate flooring.

Bathroom:

A recently refitted four piece suite comprising a double ended bath with central mixer tap, a large fully tiled walk in shower area with rainfall shower and glass screen. Pedestal wash hand basin and low level WC. Heated towel rail. Part tiled walls. Double glazed window to rear. Extractor fan. Inset ceiling lights. Vinyl flooring.

Outside**Front Garden:**

A driveway provides off road parking for three cars. The remainder is laid to lawn with trees and shrubs. Outside light.

Rear Garden:

A private rear garden backing onto Pix Brook with gravelled seating area that leads to an established lawn with wrought iron railings to the rear. Timber shed to remain. Gated side access.

Integrated Storage:

The remainder of the partially converted garage, provides excellent storage and is accessed via an electrically operated roller door.

Additional Information**Agents Note:**

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

Anti-Money Laundering (AML):

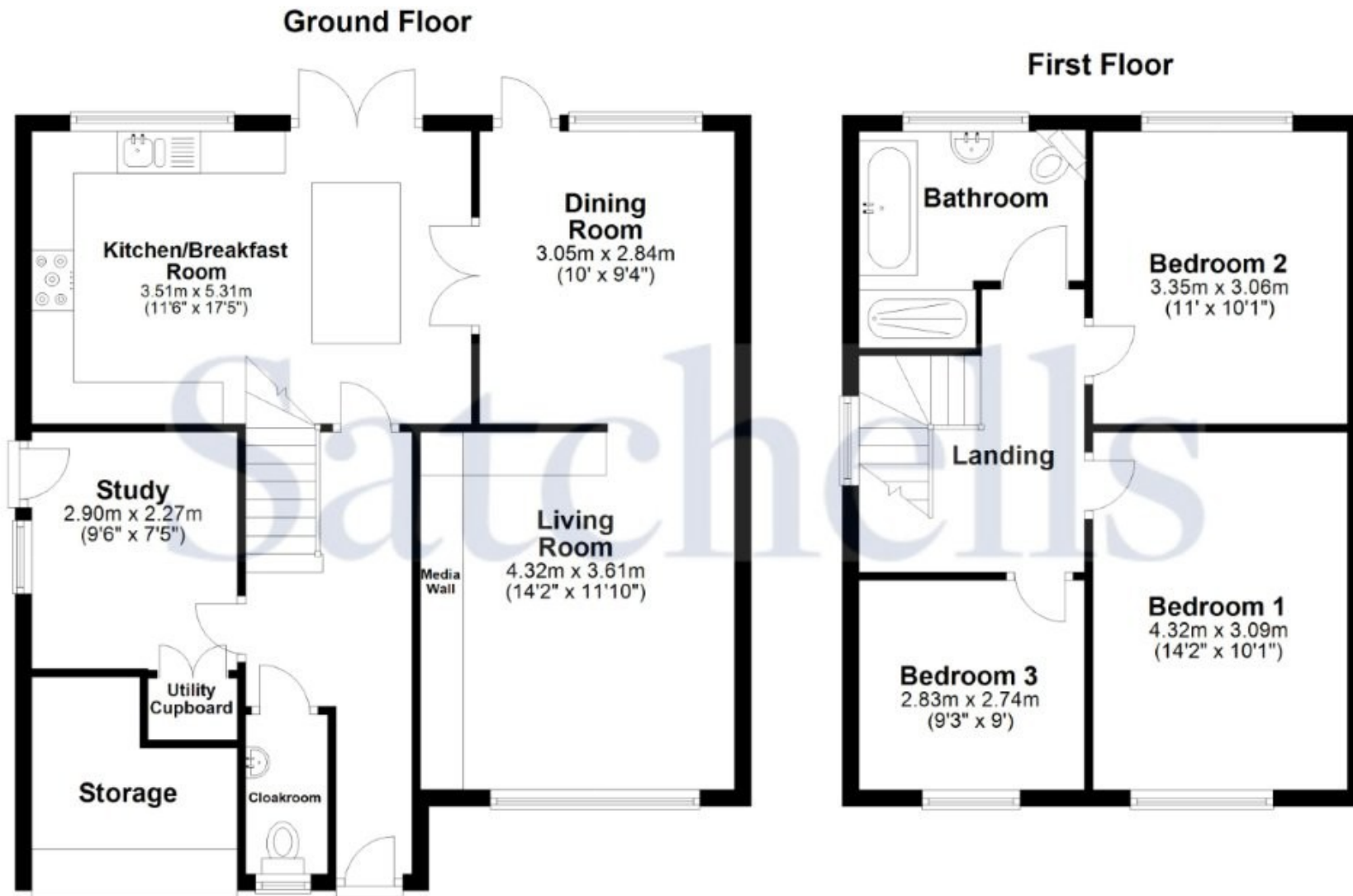
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





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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.