



country
properties

For Sale

Grange Drive

Stotfold, Hitchin,
Bedfordshire, SG5 4NJ
£525,000

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Location on the popular 'Greenacres' development with a corner plot is this immaculately presented 3 bedroom detached home. Offering a 17ft Kitchen diner, spacious family living throughout with a south west facing rear garden, well maintained gated front garden, garage and off road parking for 2 cars. No onward chain, just move in!

- Immacuately presented throughout – Just move in
- Stylish kitchen/ dining room with integrated appliances
- No onward chain
- Ideal location in the heart of the Greenacres development, within walking distance of town amenities and well regarded schools
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Garage and off road parking for up to 2 cars
- Private south westerly facing rear garden

INTERNAL

GROUND FLOOR

Entrance Hall

Gloss ceramic tiled flooring. Doors to Living Room, Kitchen and Cloakroom. Stairs rising to first floor. Storage cupboard with full height door. Double glazed window to side aspect.

Living Room

17' 0" x 14' 0" (5.18m x 4.27m) Double doors onto Living Room. Double glazed bay window to side aspect. Fitted carpet. Radiator. Double glazed French doors onto rear garden.

Kitchen/ Dining Room

16' 10" x 12' 0" (5.13m x 3.66m) A range of white gloss finish wall and base units with worksurfaces over and upstands. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Integrated double oven/grill and gas hob with stainless steel extractor hood over and glass splashback. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. High gloss ceramic tiled flooring. Double glazed French patio doors onto rear garden. Two double glazed windows to front aspect and double glazed window to rear.

Cloakroom

Wash hand basin and low level WC. Tiled splashbacks. Ceramic tiled flooring. Radiator.



FIRST FLOOR

Landing

Doors to all rooms and bathroom. Storage cupboard. Fitted carpet. Loft access. Window to rear aspect.

Bedroom One

17' 0" x 11' 11" (5.18m x 3.63m) Master bedroom with two windows to rear aspect and third window to front aspect. Fitted carpet. Radiator. Door to En Suite.

En Suite

Fully tiled En Suite comprising pedestal wash hand basin, low level WC and shower cubicle. Wall mounted mirrored bathroom cabinet. Ceramic tiled flooring. Window to front aspect.

Bedroom Two

12' 1" x 12' 0" (3.68m x 3.66m) Double glazed window to side aspect. Fitted carpet. Radiator.

Bedroom Three/ Study

8' 7" x 8' 0" (2.62m x 2.44m) Double glazed multi pane window to side aspect. Fitted carpet. Radiator.

Bathroom

Four piece bathroom suite comprising pedestal wash hand basin, low level WC, shower cubicle and panel enclosed bathtub. Part tiled walls. Tiles effect Amtico flooring. Storage cupboard. Obscure double glazed multi pane window to front aspect.

OUTSIDE

Front and Side Gardens

Well maintained front and side garden mainly laid to lawn, with flowers and shrubs borders. Enclosed by wrought iron railings. Paved path to front door.

Rear Garden

Rear garden mainly laid to lawn, with paved patio area, paved seating area to rear and paved path to gated side access to garage and parking.. External water tap. External power socket. Garden shed to remain.

Garage and Parking

Garage with up and over door. Driveway to front of the garage with off road parking space for two cars.



Approximate Gross Internal Area
 Ground Floor = 54.3 sq m / 584 sq ft
 First Floor = 53.1 sq m / 571 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 121.4 sq m / 1,306 sq ft



| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 89 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 78 |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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Viewing by appointment only

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