



Fir Tree Road, Stotfold, Hitchin, Hertfordshire. SG5 4TD





4 Bedroom Detached House

Guide Price £625,000 Freehold

Located on the much sought after Stotfold Park development that was recently built by David Wilson Homes is this impressive detached family residence that must be viewed internally. CHAIN FREE!

Being less than three years old 'The Holden' is a wonderful family home with a charming, traditional look that is superbly presented throughout and is designed with modern family living in mind. A beautiful glazed bay leading to the garden makes the open plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the rear garden, while a large bay-fronted lounge and separate study provide room to relax and work. To the first floor are four double bedrooms, the master with en-suite shower room, and a four piece family bathroom with separate shower cubicle. Externally are attractive gardens to the front and rear, an oversized garage and driveway for three cars.

- Stunning nearly new detached property
- Large lounge with bay window
- Impressive kitchen/dining/family room
- Useful study for home workers
- Four double bedrooms
- En-suite to master bedroom
- Four piece family bathroom
- Attractive gardens
- Oversized garage and driveway
- EPC rating B. Council tax band F

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

A welcoming entrance hall with stairs leading to the first floor. Radiator. Amtico flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level wc. Half tiled walls. Double glazed window to side. Large understairs storage cupboard. Radiator. Amtico flooring.

Study:

Abt. 9' 6" x 7' 8" (2.90m x 2.34m) Double glazed Georgian style window to front with fitted shutters. Radiator. Carpet as fitted.

Lounge:

Abt. 19' 2" into bay x 12' 3" (5.84m into bay x 3.73m) A good sized lounge with double glazed Georgian style window to front with fitted shutters. Two radiators. Television point. Carpet as fitted.

Kitchen/Dining/Family Room:

Abt. 20' 2" x 15' 4" maximum (6.15m x 4.67m maximum) A superb kitchen/dining/family room comprising a comprehensive range of eye and base level 'soft close' units and drawers with ample quartz worktops and under cupboard lighting. Inset stainless steel one and half bowl sink unit. Built-in five ring gas hob with extractor hood over. Built-in eye level double electric oven. Integrated fridge/freezer and dishwasher. Double glazed French doors and windows to rear garden. Two radiators. Television point. Inset ceiling lights. Amtico flooring.

Utility Room:

Abt. 8' 4" x 5' 3" (2.54m x 1.60m) Fitted with units to match those of the kitchen with ample quartz worktops. Inset stainless steel one and half bowl sink unit. Plumbing for automatic washing machine. Cupboard housing gas boiler. Double glazed door to rear garden. Radiator. Extractor fan. Inset ceiling lights. Amtico flooring.

First Floor

Landing:

Double glazed window to side with fitted shutters. Loft access. Airing cupboard. Radiator. Carpet as fitted.

Master Bedroom:

Abt. 14' 11" x 12' 3" (4.55m x 3.73m) Double glazed window to front with fitted shutters. A range of fitted wardrobes. Radiator. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Shaver point. Half tiled walls. Double glazed window to side. Extractor fan. Heated towel rail. Inset ceiling lights. Amtico flooring.

Bedroom Two:

Abt. 14' 4" max x 9' 11" (4.37m max x 3.02m) Twin aspect double glazed windows to rear with fitted shutters. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 13' 4" x 9' 6" (4.06m x 2.90m) Twin aspect double glazed windows to front with fitted shutters. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 10' 3" x 9' 10" maximum (3.12m x 3.00m maximum) Double glazed window to rear with fitted shutters. Radiator. Carpet as fitted.

Family Bathroom:

A white four piece suite comprising panelled bath with central mixer tap, an over sized fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Half tiled walls. Double glazed window to rear. Extractor fan. Heated towel rail. Inset ceiling lights. Amtico flooring.

Outside**Front Garden:**

An attractive frontage retained with shrubs. A path leads to the front door with lawn either side and a driveway leads to the garage.

Rear Garden:

A good size rear garden with a paved patio area leading to an established lawn. Attractive shrub borders and raised planters. Outside lights. Outside tap and external double electric socket. Gated side access leads to the driveway.

Garage:

An oversized garage with up and over door, pitched roof, power and light. a personal door leads to the rear garden.

Agents Note:

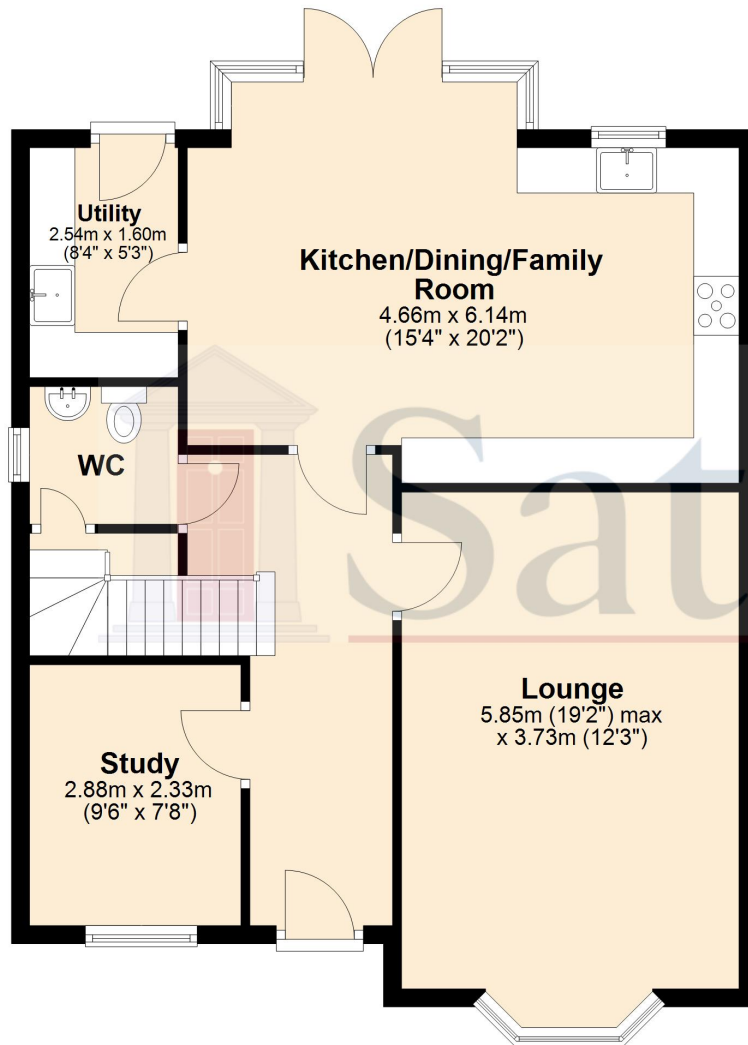
Draft particulars yet to be approved by the vendor and may be subject to change.



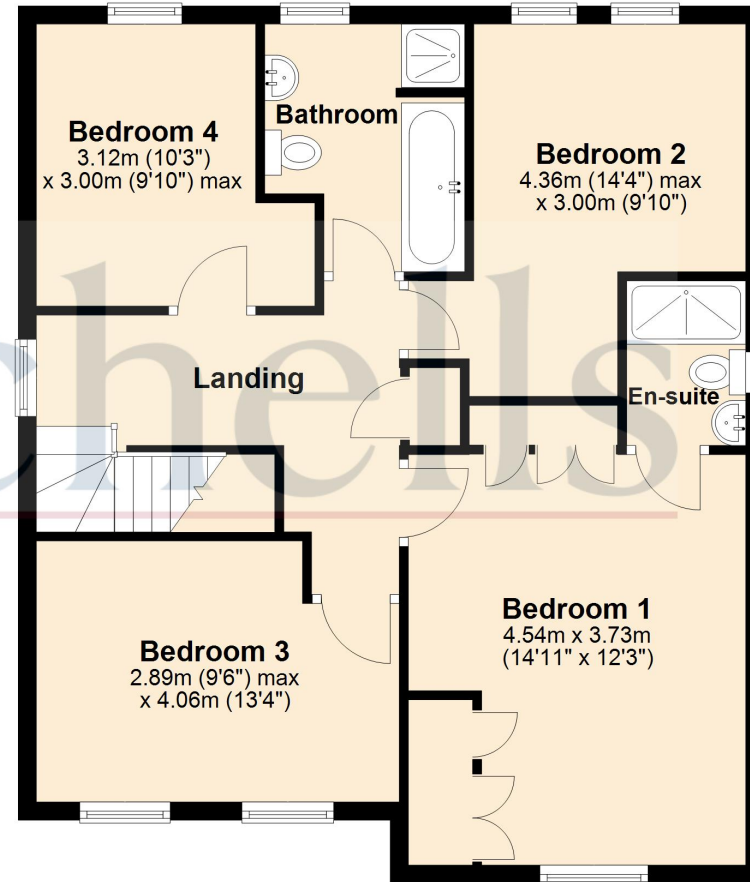


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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