



Chamomile Way

Stotfold, Hitchin,
Bedfordshire, SG5 4NP
£535,000

country
properties

Built by messrs Charles Church in 2012 this 4 bedroom double fronted detached home is offered in superb condition throughout. The property boasts a family friendly layout with 2 reception rooms and is well positioned for local amenities and commuter access via the A1 and mainline station at Arlesey Station (38 mins to London St Pancras)

- Landscaped west facing garden with artificial lawn
- Fantastic presentation throughout - just move in !!
- Stylish kitchen/breakfast room with fully integrated appliances
- Master bedroom with ensuite and built in wardrobe
- Useful utility room & cloakroom
- 20ft garage with driveway in front providing off road parking for 2 cars



GROUND FLOOR

Entrance Hall

Stairs raising to first floor. Ceramic tiled floor. Understairs storage cupboard. Radiator. Doors into: Living room, dining room, kitchen/breakfast room and cloakroom.

Cloakroom

LLWC. Pedestal wash hand basin with tiled splash-back. Ceramic tiled flooring. Radiator.

Dining Room

11' 9" x 8' 1" (3.58m x 2.46m) Multi pane double glazed window to front. Radiator.

Living Room

15' 4" x 13' 7" (4.67m x 4.14m) Multi pane double glazed double doors onto garden. 2x Radiators.

Kitchen/Breakfast Room

21' 0" x 8' 0" (6.40m x 2.44m) A range of wall and base units with roll edge work-surfaces over. Tiled splash-backs. Inset 1.5 stainless steel sink unit with swan neck mixer tap over. Built in eye level electric double oven and grill. Integrated gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Multi pane double glazed window to front and side. Radiator.

Utility Room

6' 0" x 5' 5" (1.83m x 1.65m) Wall and base units with roll edge work-surfaces over. Space and plumbing for washing machine. Space for tumble dryer. Ceramic tiled flooring. Door to rear provides access to both front and rear.



FIRST FLOOR

Landing

Galleried landing with multi pane double glazed window to front. Loft access. Airing cupboard housing hot water tank and shelving.

Bedroom 1

14' 4" x 13' 1" (4.37m x 3.99m) Multi pane double glazed window to side. Built in double wardrobe. Radiator.

En-Suite

Double shower cubicle. LLWC. Pedestal wash hand basin. Tiled splash-backs. Obscure multi pane double glazed window to side. Extractor fan. Shaver point.

Bedroom 2

11' 8" x 8' 8" (3.56m x 2.64m) Multi pane double glazed window to front. Radiator.



Bedroom 3

12' 1" x 8' 1" (3.68m x 2.46m) Multi pane double glazed window to side. Radiator.

Bedroom 4

8' 8" x 8' 0" (2.64m x 2.44m) Multi pane double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with mains shower over and folding glass side screen. Pedestal wash hand basin. Tiled splash-backs. Heated towel rail. Ceramic tiled flooring. Extractor fan. Obscure multi pane double glazed window to rear.

Rear Garden

Large paved patio area with steps down to artificial lawn with flower and shrub borders and paved pathway leading to gated access to garage and off road parking. Water tap.

Garage

20' 5" x 11' 2" (6.22m x 3.40m) Up and over door.

Parking

Tarmac driveway leading to garage - provides off road parking for 2 cars.



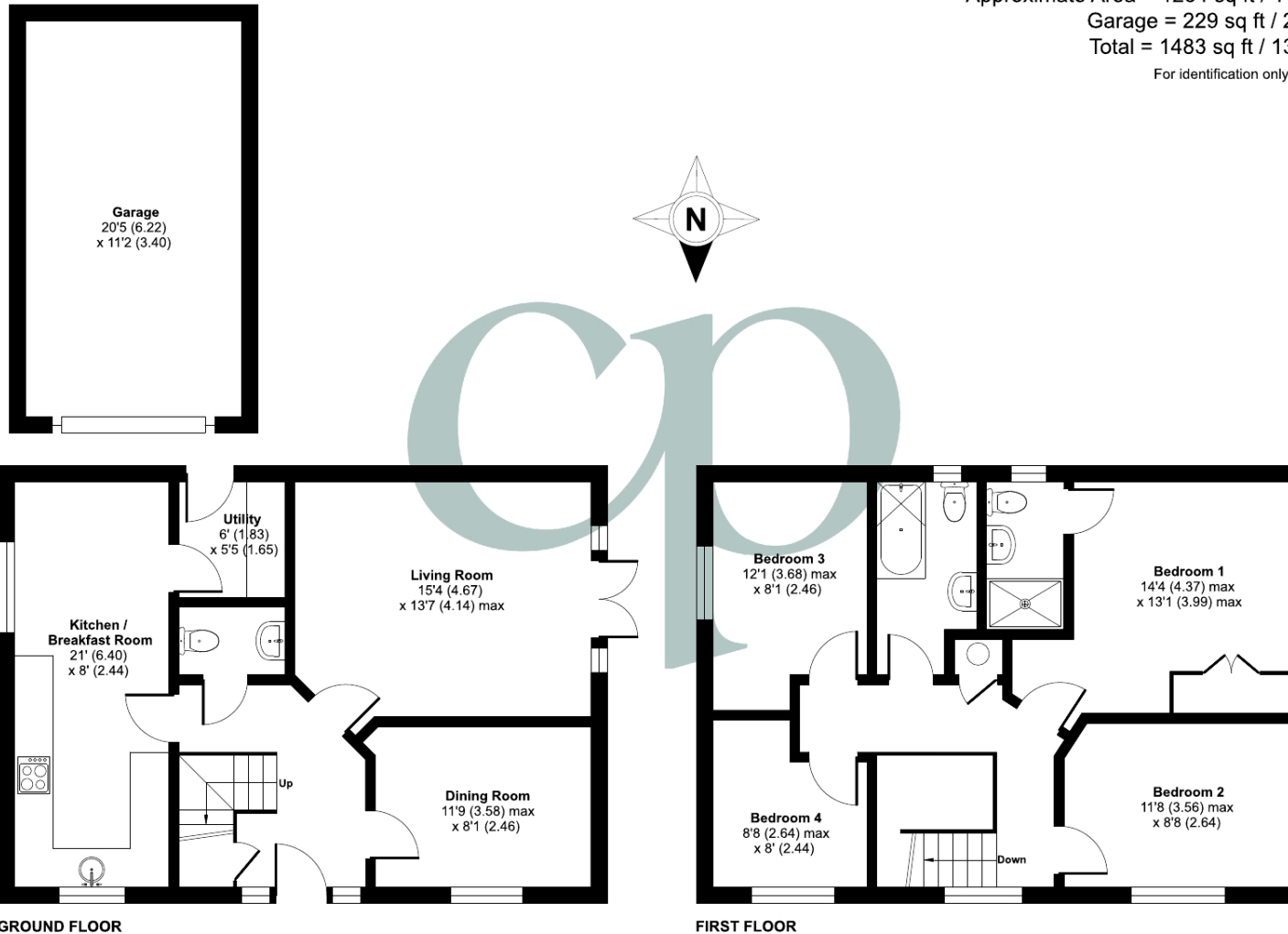


Approximate Area = 1254 sq ft / 116.5 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale

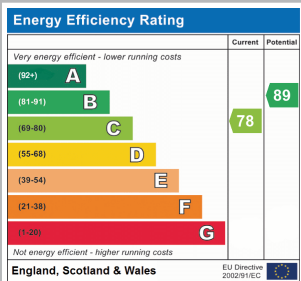


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1208232



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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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