



Mowbray Crescent, Stotfold, Hitchin, Hertfordshire. SG5 4DY

Satchells





## 3 Bedroom Semi-Detached House

### Guide Price £400,000 Freehold

A good sized and well-presented three bedroom semi-detached family home located in a popular no through road close to the heart of Stotfold.

The spacious accommodation comprises entrance hall, a dual aspect lounge with French doors leading out to a contemporary glass house/veranda and refitted kitchen/breakfast room to the ground floor. Upstairs are three generous bedrooms, all with fitted cupboards, and the family bathroom. Externally is an attractive rear garden, part integral garage, workshop and a gated block paved driveway that provides off road parking for two cars.

- Super semi-detached home
- Large living room
- Fantastic glass house/veranda
- Refitted kitchen/breakfast room
- Three generous bedrooms
- Family bathroom
- Garage and workshop
- Attractive gardens
- Driveway parking for two cars
- Awaiting EPC. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Carpet as fitted.

### **Living Room:**

Abt. 20' 6" x 10' 7" (6.25m x 3.23m) A large dual aspect living room with double glazed window to front and double glazed sliding patio doors to the rear leading to the glass veranda. Television point. Radiator. Understairs store/bar area with light and parquet flooring. Double doors to kitchen/breakfast room. Carpet as fitted.

### **Glass House/Veranda:**

Abt. 12' 1" x 8' 3" (3.68m x 2.51m) A contemporary glass house/veranda with fully retractable glass panels.

### **Kitchen/Breakfast Room:**

Abt. 11' 4" x 8' 11" (3.45m x 2.72m) A well appointed kitchen/breakfast room comprising a good range of eye and base level units with ample wooden work surfaces. Single drainer stainless steel sink unit. Built in ceramic hob, electric oven, and extractor hood. Integrated fridge/freezer. Plumbing for automatic washing machine. Breakfast bar. Radiator. Double glazed window to rear. Double glazed door to side. Wooden flooring.

## **First Floor**

### **Landing:**

Airing cupboard. Access to a boarded loft space via a retractable ladder. Carpet as fitted.

### **Bedroom One:**

Abt. 13' 9" x 9' 9" (4.19m x 2.97m) Double glazed window to rear. Built-in double wardrobe. Radiator. Television point. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 9" x 10' 6" (3.28m x 3.20m) Double glazed window to front. Built in overstairs cupboard. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 8' 1" x 7' 7" (2.46m x 2.31m) Double glazed window to front. Large built-in storage cupboard. Radiator. Carpet as fitted.

### **Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment, shower over and glass screen. Pedestal wash hand basin and low level WC. Heated towel rail. Shaver point. Part tiled walls. Double glazed window to rear. Vinyl flooring.

### **Outside**

#### **Front Garden:**

A good size gated frontage with a block paved driveway, that provides off road parking for two vehicles. The remainder is laid to lawn with attractive shrub borders.



**Rear Garden:**

A lovely rear garden with paved patio area leading to an established lawn with mature plants and shrub borders. Outside tap. Decorative stone. Gated access to side and rear.

**Garage:**

Abt. 12' 1" x 8' 0" (3.68m x 2.44m) A part integral garage with up and over door. Door leading to workshop.

**Workshop:**

Abt. 8' 0" x 6' 1" (2.44m x 1.85m) Large built-in cupboard. Power and light. Door to side. Door to garage.

**Additional Information****Agents note:**

Draft particulars yet to be approved 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.





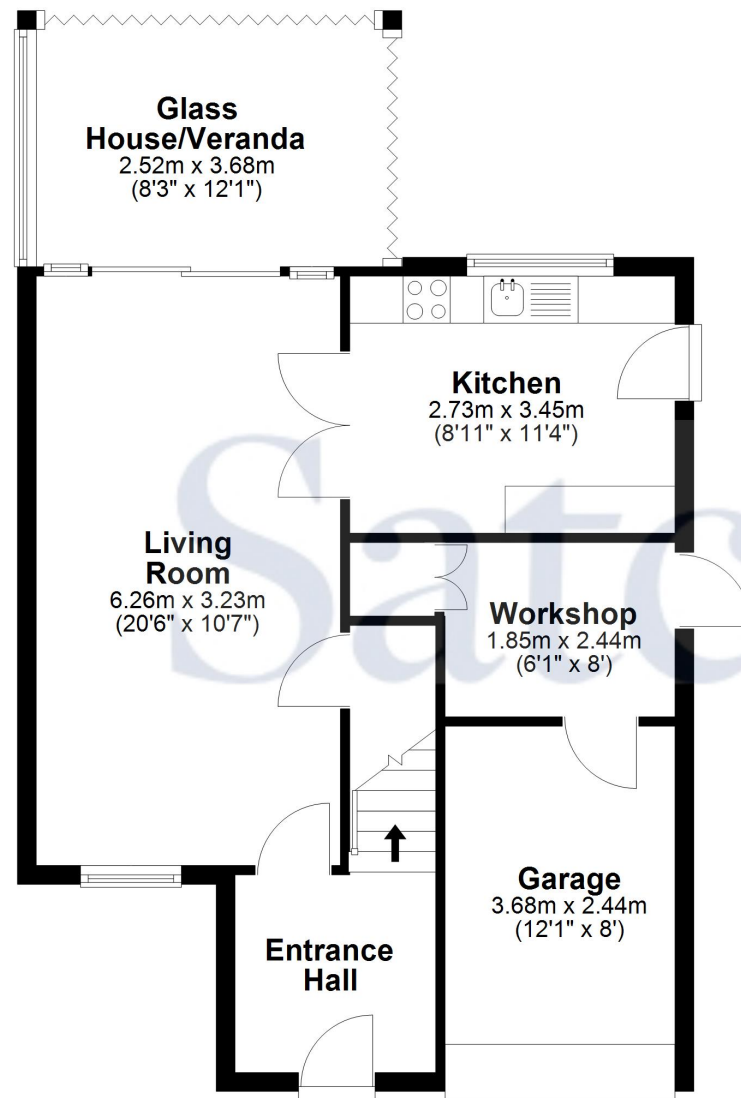


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

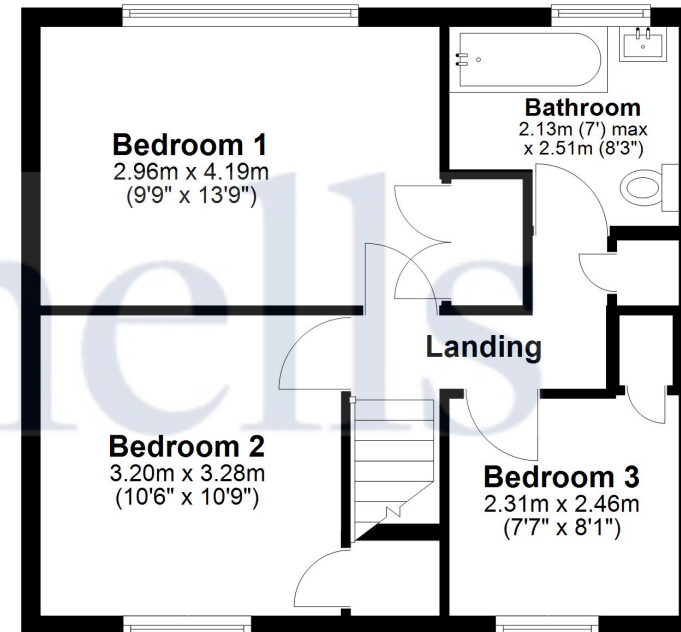
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## Ground Floor



## 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.