



Hitchin Road, Stotfold, Hitchin, Hertfordshire. SG5 4HP







## 4 Bedroom Detached House

### Guide Price £535,000 Freehold

Located in the heart of Stotfold this detached family home, built Circa 1972, occupies a good size plot with beautifully presented gardens.

- Detached family home
- Four bedrooms
- Three reception rooms
- Ground floor cloakroom
- Fitted kitchen
- Utility/boot room
- Garage and further storage area
- Superb gardens
- Must be viewed
- EPC rating D. Council tax band E.



**Ground Floor:****Front Door:**

Hardwood double glazed front door.

**Entrance Hall:**

Stairs to first floor. 'Hive' heating control. Double radiator. Carpet as fitted.

**Cloakroom:**

A white suite comprising low level WC and wash hand basin. Radiator. Hardwood double glazed window to rear. Tiled splash back area. Carpet as fitted.

**Study:**

Abt. 12' 8" x 7' 4" (3.86m x 2.24m) A good sized study with fitted shelving. Telephone point. Radiator. Carpet as fitted.

**Lounge:**

Abt. 18' 6" x 12' 2" (5.64m x 3.71m) A spacious bright and airy lounge with twin aspect hardwood double glazed windows to front. Two double radiators. Television point. Wall light points. Coving to ceiling. Parquet flooring.

**Dining Room:**

Abt. 11' 9" x 9' 5" (3.58m x 2.87m) Hardwood double glazed French doors leading to the rear garden. Double radiator. Folding doors conceal an understairs study/storage area. Coving to ceiling. Oak flooring.

**Utility/Boot Room:**

Abt. 7' 4" x 7' 4" (2.24m x 2.24m) Single drainer stainless steel sink unit with cupboard under. Ample work tops. Plumbing for automatic washing machine. Tiled splash back area. Radiator. Eye level cupboards. Hardwood double glazed door to rear garden. Vinyl flooring.

**Kitchen:**

Abt. 14' 11" x 8' 9" (4.55m x 2.67m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces and under cupboard lighting. Single drainer stainless steel one and half bowl sink unit. Built-in four ring gas hob, eye level double electric oven and extractor hood. Breakfast bar. Space for fridge/freezer. Plumbing for dishwasher. Part tiled walls. Hardwood double glazed window to rear. Door to covered side passage. Radiator. Coving to ceiling. Tiled flooring.

**First Floor:****Landing:**

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

**Bedroom One:**

Abt. 12' 4" x 9' 5" (3.76m x 2.87m) Hardwood double glazed window to front. Large overstairs storage cupboard. Radiator. Carpet as fitted.

**Bedroom Two:**

Abt. 11' 10" x 9' 5" (3.61m x 2.87m) Hardwood double glazed window to rear. A range of fitted bedroom furniture. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 9' 4" x 8' 10" (2.84m x 2.69m) Hardwood double glazed window to front. A large built-in storage cupboard with hanging rails. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 8' 9" x 7' 3" (2.67m x 2.21m) Hardwood double glazed window to rear. Radiator. Carpet as fitted.



**Bathroom:**

A pink coloured suite comprising panelled bath, pedestal wash hand basin and low level WC. Fully tiled walls. Hardwood double glazed window to rear. Extractor fan. Radiator. Vinyl flooring.

**Outside:****Front Garden:**

A dual entrance driveway provides off road parking for several vehicles and is retained with hedging. Mature oak tree. Raised, well stocked flower beds. Outside light.

**Rear Garden:**

A beautifully presented and large rear garden. A paved patio area leads to an established lawn with attractive, well stocked flower, plant and conifer borders. A good sized summerhouse sits on a raised composite decking area. Raised planters. 8' x 6' timber shed and greenhouse with power. Further 10 x 8 timber shed. Outside light. Outside tap. External electric socket. Gated side access.

**Garage:**

A brick built garage with electric up and over door, power and light. Window to rear. Personal door to covered side passage area.

**Storage:**

Accessed from the front via an up and over dor.

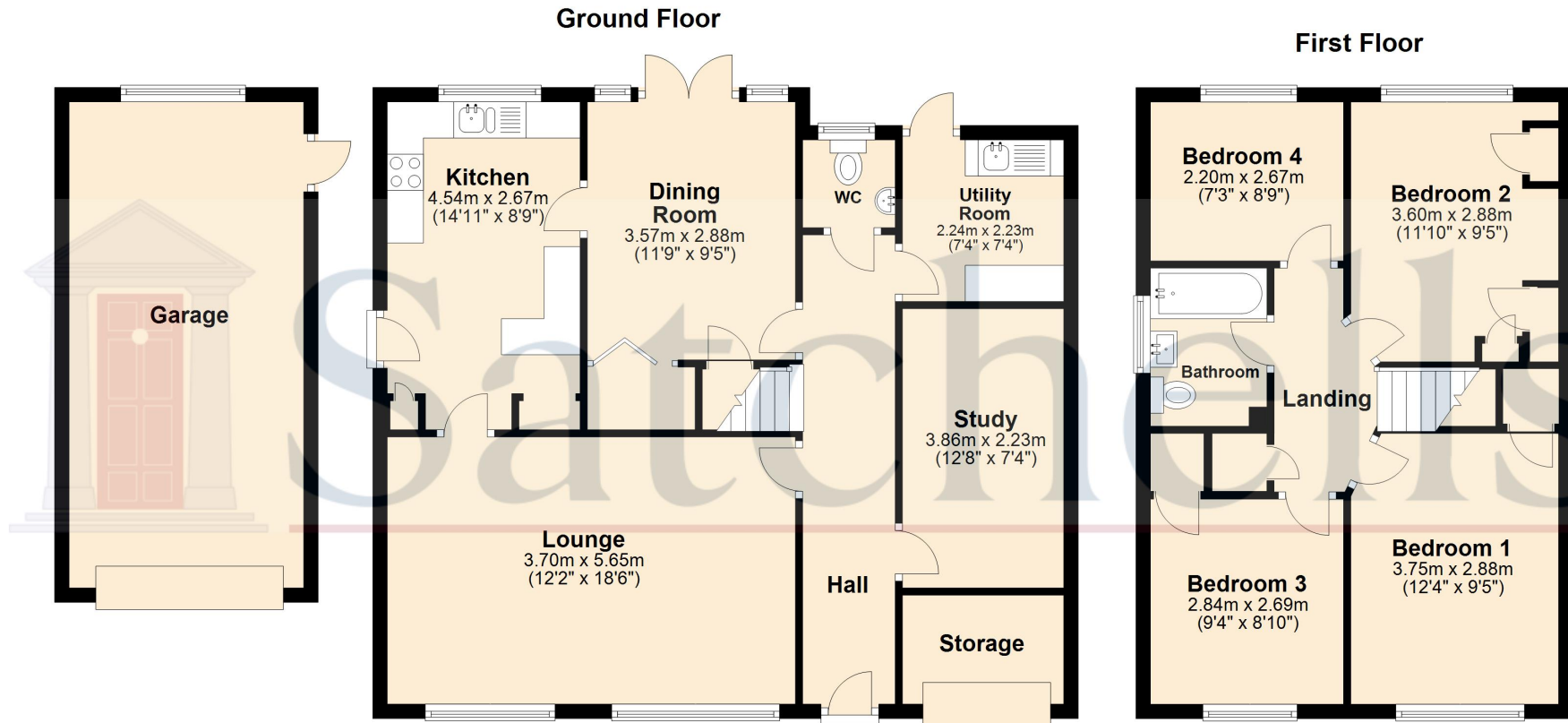






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 Plan produced using PlanUp.