



Astwick Road, Stotfold, Hitchin, Hertfordshire. SG5 4AT







## 4 Bedroom Detached House

### Guide Price £600,000 Freehold

Located on the outskirts of Stotfold is this substantial character detached family home with a large southwest facing rear garden and off road parking for up to four cars.

Having been extended over the years, this impressive property comprises entrance hall, utility room, shower room, an inner hallway that is large enough to be another study area, spacious living room with feature fireplace and wood burner, separate dining room, study and a fully fitted kitchen to the ground floor. To the first floor are four generous bedrooms and a family bathroom with 'Victorian' style roll top bath. Externally is an established southwest facing rear garden and a block paved frontage that provides off road parking for up to four cars. Internal viewing is highly recommended in order to fully appreciate this fantastic property.

- Detached character property
- Four bedrooms
- Large living room with wood burner
- Two further reception rooms
- Fully fitted kitchen
- Ground floor shower room
- First floor bathroom
- Beautiful rear garden
- Off road parking for four cars
- EPC rating D. Council tax band E.

## **Ground Floor**

### **Front Door:**

Double glazed front door with double glazed flank window.

### **Entrance Hall:**

Stairs to first floor. Contemporary vertical radiator. Double glazed Velux window. Inset ceiling lights. Tiled flooring.

### **Utility Room:**

Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Space for tumble dryer. Double glazed window to side. Wall mounted gas boiler. Tiled flooring.

### **Shower Room:**

A white suite comprising fully tiled shower cubicle with shower, wash hand basin and low level wc. Tiled splash back area. Double glazed window to side. Inset ceiling lights. Radiator. Tiled flooring.

### **Inner Hall:**

Abt. 13'6" x 8'5" (4.11mx 2.57m) A good size inner hallway with ample space for an additional study area. Radiator. Doors to study, living room and arch to dining room. Part tiled flooring. Part carpet as fitted.

### **Study:**

Abt. 10'8" x 8'4" (3.25m x 2.54m) Double glazed window to front. Radiator. Carpet as fitted.

## **Living Room:**

Abt. 24'6"x 12'6" (7.47m x 3.81m) Twin aspect double glazed sash windows to rear. Double glazed door to rear garden. Original feature brick built fireplace with inset wood burner and brick hearth. Television point. Radiator. Solid wood flooring.

## **Dining Room:**

Abt. 11'6" x 8'8" (3.51m x 2.64m) Twin aspect double glazed windows to front. Radiator. Carpet as fitted.

## **Kitchen:**

Abt. 12'3" x 11'6" (3.73m x 3.51m) A well-appointed kitchen comprising a comprehensive range of eye and base level units with ample granite work tops. Butler sink. Built in 'Neff' 5 plate ceramic halogen hob with extractor hood over. Integrated eye level 'Neff' slide and hide electric oven and eye level 'Neff' multi-function oven/microwave with 'Neff' plate warmer under. Plumbing for dishwasher. Space for an American style fridge/freezer. Integrated wine cooler. Contemporary vertical radiator. Double glazed door and window to rear garden. Inset ceiling lights. Tiled flooring.

## **First Floor**

### **Landing:**

Built in storage cupboard. Doors to all rooms. Carpet as fitted.

### **Bedroom One:**

Abt. 12'6" x 12'0" (3.81m x 3.66m) Dual aspect double glazed windows to front and rear. A range of built in wardrobes. Ornate cast iron fireplace. Radiator. Carpet as fitted.



**Bedroom Two:**

Abt. 12'3"x 11'6" (3.73mx3.51m) Double glazed window to rear. A range of fitted bedroom furniture. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 12'2" x 9'6" (3.71m x 2.90m) Double glazed window to rear. A range of fitted bedroom furniture. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 11'6" x 8'8" (3.51m x 2.64m) Twin aspect double glazed windows to front. A range of fitted bedroom furniture. Radiator. Carpet as fitted.

**Bathroom:**

A large family bathroom comprising a Victorian style roll top bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Fully tiled walls. Double glazed Velux window. Shaver point. Radiator. Wall lights and inset LED lighting to the floor. Stained floorboards.

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

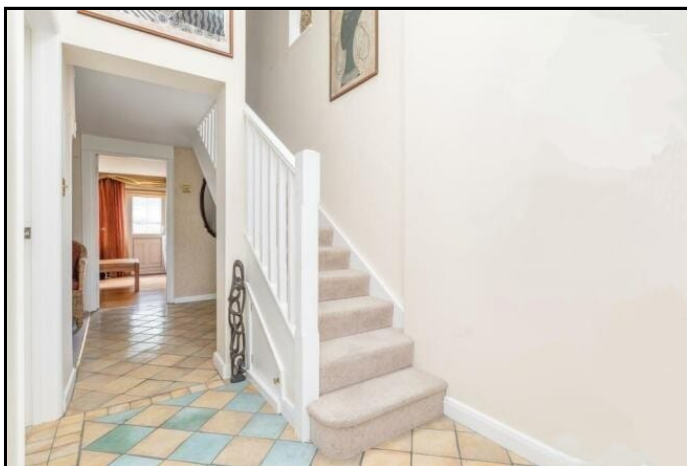
A large block paved frontage provides off road parking for three to four cars. Plant borders.

**Rear Garden:**

This property benefits from an attractive, good sized, southwest facing rear garden with a paved patio area leading to an established lawn. There is a vast array of mature plants, flowers and trees. Timber shed. External electric socket. Outside tap. Gated side access.

**Agents Note:**

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





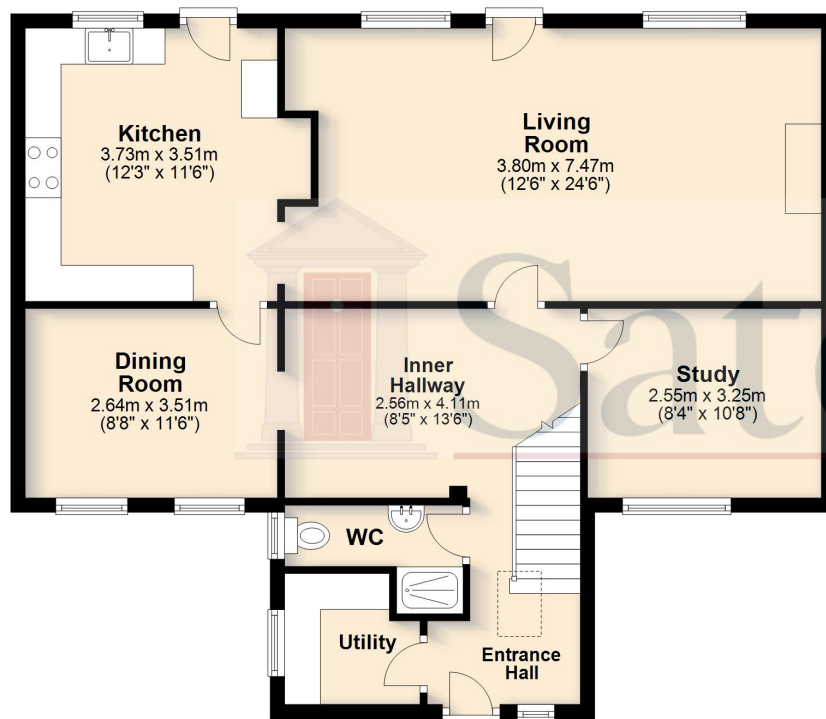


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

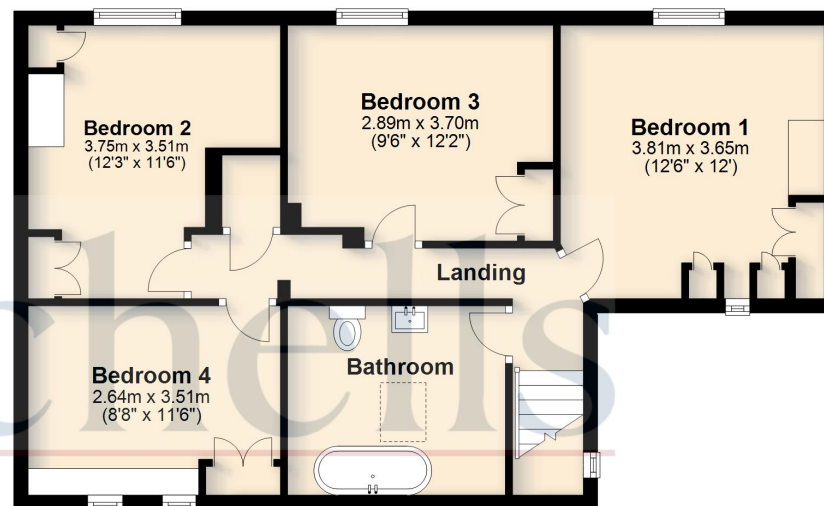




**Ground Floor**



**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.