



6 Marschefield, Stotfold, Hitchin, Hertfordshire. SG5 4EF

Satchells



## 4 Bedroom Detached House

### Guide Price £500,000 Freehold

Located in a popular no through road, close to the heart of Stotfold, this CHAIN FREE detached family home is situated on a larger than average 'L' shaped plot.

Although in need of updating, this property is ideal for the growing family with a well-proportioned accommodation that comprises entrance hall, cloakroom, a dual aspect living room, separate dining room, kitchen and conservatory to the ground floor. Upstairs are four good size bedrooms, three of which are doubles, an en-suite bathroom to the principal bedroom and a family bathroom. Externally is a glorious, established rear garden that is formed in a 'L' shape, making it much larger than you may first think. To the front is a driveway, with double gates leading down the side for additional parking and ease of access to the rear garden. There is also an integral garage with additional loft space. For further details please contact Satchells Stotfold.



- Detached family home
- Sought after No Through Road
- Large 'L' shaped rear garden
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Conservatory
- Kitchen
- Garage and driveway parking
- EPC rating B. Council tax band E

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

Double glazed front door.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Wall mounted thermostat control. Coving to ceiling. Carpet as fitted.

**Cloakroom:**

Comprising wash hand basin and low level WC. Half tiled walls. Double glazed Georgian style window to side. Radiator. Coving to ceiling. Carpet as fitted.

**Lounge:**

Abt. 19' 3" x 11' 0" (5.87m x 3.35m) A dual aspect lounge with double glazed Georgian style window to front and French doors leading to the conservatory. Two radiators. Television point. Coving to ceiling. Carpet as fitted.

**Conservatory:**

Abt. 11' 9" x 9' 10" (3.58m x 3.00m) Of brick and Upvc double glazed construction. Double glazed French doors lead out to the rear garden. Power and light. Ceramic tiled flooring.

**Dining Room:**

Abt. 10' 1" x 9' 9" (3.07m x 2.97m) Double glazed Georgian style window to rear. Radiator. Coving to ceiling. Carpet as fitted.

**Kitchen:**

Abt. 12' 11" x 7' 9" (3.94m x 2.36m) Comprising a good range of eye and base level units with ample roll edge work surfaces. Single drainer stainless steel sink unit. Built-in electric hob and eye level double electric oven. Plumbing for automatic washing machine. Fully tiled walls. Double glazed Georgian style window to rear. Wall mounted gas boiler. Double glazed door to side. Radiator. Coving to ceiling. Vinyl flooring.

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

Double glazed Georgian style window to front. Loft access. Airing cupboard. Coving to ceiling. Carpet as fitted.

**Bedroom One:**

Abt. 12' 10" x 11' 6" (3.91m x 3.51m) Double glazed Georgian style window to rear. Radiator. Coving to ceiling. Carpet as fitted.

**En-Suite Bathroom:**

A coloured suite comprising panelled bath, pedestal wash hand basin and low level WC. Fully tiled walls. Radiator. Double glazed Georgian style window to side. Coving to ceiling. Carpet as fitted.

**Bedroom Two:**

Abt. 11' 0" x 9' 3" (3.35m x 2.82m) Double glazed Georgian style window to rear. Radiator. Coving to ceiling. Carpet as fitted.

**Bedroom Three:**

Abt. 11' 1" x 9' 9" (3.38m x 2.97m) Double glazed Georgian style window to front. Radiator. Coving to ceiling. Carpet as fitted.

**Bedroom Four:**

Abt. 9' 3" x 6' 7" (2.82m x 2.01m) Double glazed Georgian style window to rear. Radiator. Coving to ceiling. Carpet as fitted.

**Family Bathroom:**

A coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed Georgian style window to front. Radiator. Coving to ceiling. Carpet as fitted.

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

Retained by hedgerow there is an established lawn area. A driveway leading to the garage provides off road parking with double gates leading to the rear garden and additional parking.

**Rear Garden:**

A large 'L' shaped established rear garden with mature lawns, trees, plants and shrubs. Greenhouse and potting shed to remain. Gated access to the side provides ease of access and additional off road parking.

**Garage:**

An integral garage with up and over door, power, light and an outside tap. There is also a boarded loft space ideal for additional storage.

**Additional Information:**

**Material Information:**

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply and solar panels

Gas: Mains supply

Drainage: Mains supply

Flood risk: Not been flooded in last 5 years

Mobile/Phone: Okay - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: Band E

Council tax payable: £3,046.01

For further material information please contact the office marketing this property.

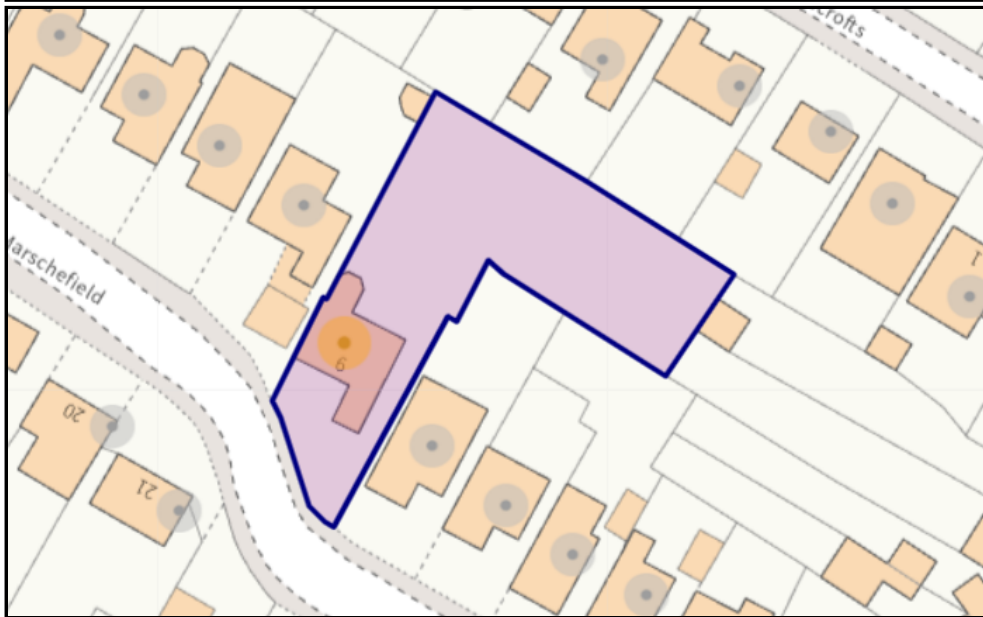
**Anti-Money Laundering:**

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Agents Note:**

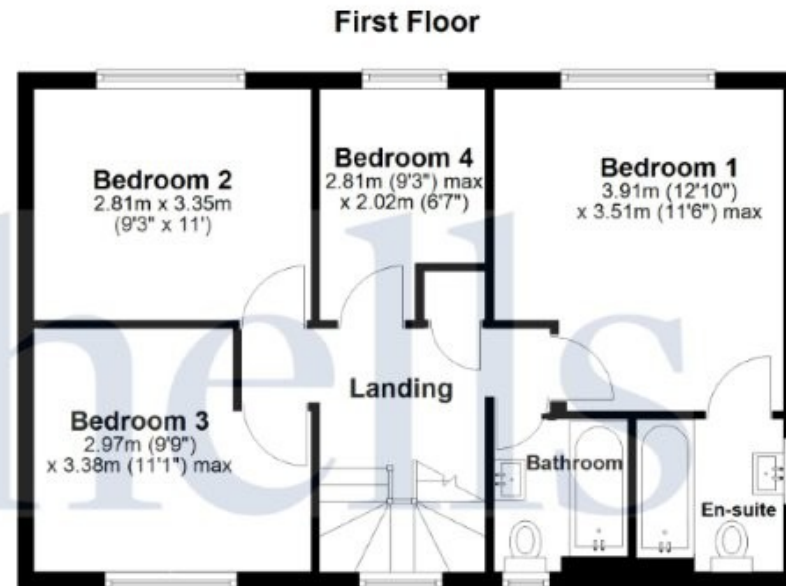
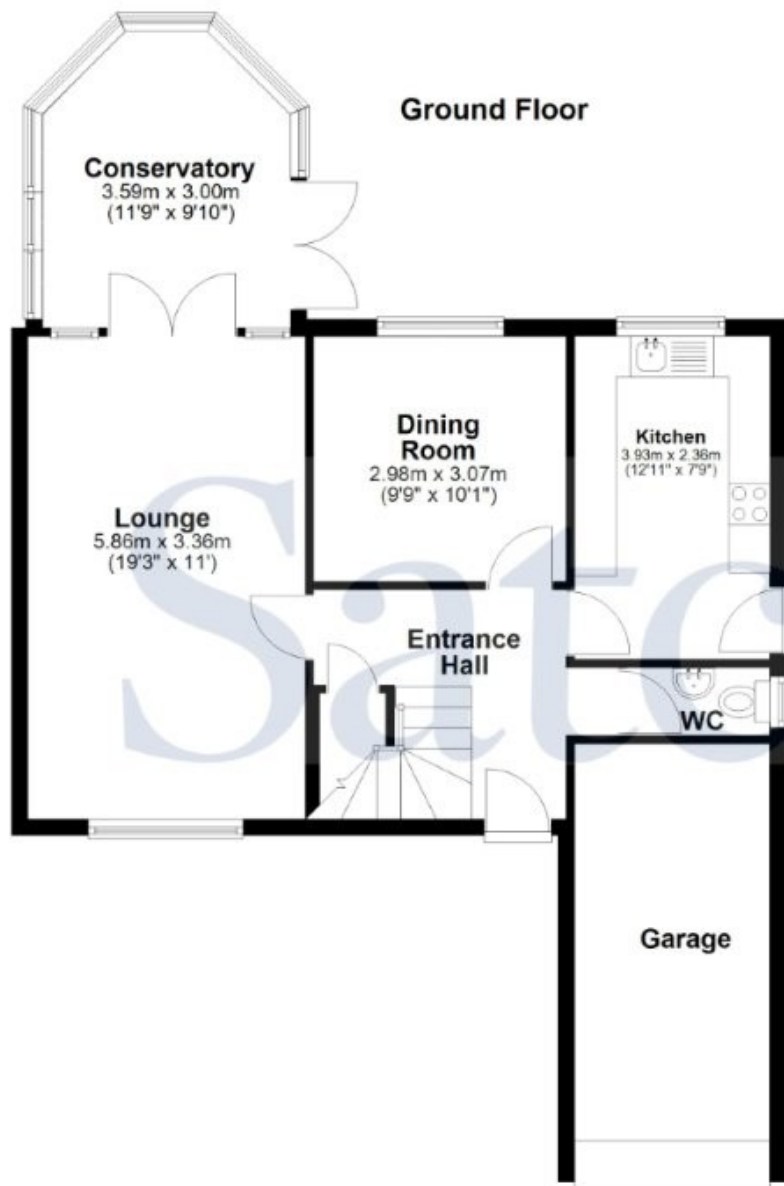
Draft details yet to be approved by the vendor and may be subject to change.





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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.