



Valerian Way

Stotfold, Hitchin,
Bedfordshire, SG5 4HG
£650,000

country
properties

Situated on the popular 'Greenacres' development sits a SUPERB 4 bedroom detached family home. Boasting 4 double bedrooms, 2 en-suites, 3 reception rooms, Kitchen Diner, Driveway with part carport parking for up to 4 cars with gated access and a double garage. The property also benefits from a corner plot over looking a green space and is only a short walk from local amenities and well-regarded schools.

- South & easterly facing sunny rear garden - perfect for those summer evenings
- Corner plot
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Ideal location within walking distance of town amenities, well regarded schools and countryside walks
- Driveway with part carport offering off road parking for up to 4 cars with gated access and a double garage
- Fantastic condition throughout - Just move in!
- 4 double bedrooms with 2 offering en-suites
- Large entrance hall



INTERNAL

GROUND FLOOR

Entrance Hall

Amtico flooring. Stairs rising to first floor. Understairs storage cupboard. Radiator. Security alarm panel. Doors to Study, Living Room, Dining Room, Kitchen and Cloakroom.

Study

12' 6" x 9' 4" (3.82m x 2.85m) Window to front aspect and bay window to side aspect. Fitted study desk to remain. Amtico flooring. Radiator.

Living Room

17' 3" x 14' 6" (5.26m x 4.43m) Window to side aspect. French doors onto rear garden. Fitted carpet. Radiator. Fitted electric fireplace.

Dining Room

12' 4" x 10' 8" (3.75m x 3.24m) Amtico flooring. Window to front aspect. Radiator.

Cloakroom

Vanity wash hand basin and low level WC. Tiled flooring. Radiator.

Kitchen / Breakfast Room

14' 5" x 10' 7" (4.39m x 3.23m) A range of wall and base units with worksurfaces over with upstands. Inset stainless steel one and half bowl sink unit with swan neck mixer tap over. Fitted water softener. Tiled splashbacks. Integrated electric oven and grill. Five ring gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Tiled flooring. Radiator.

Utility

6' 8" x 6' 7" (2.03m x 2.00m) A range of wall and base units with worksurfaces over and inset stainless steel sink with swan neck mixer tap over. Cupboard housing a boiler serviced yearly. Space for washing machine. Radiator. Door onto rear garden.



FIRST FLOOR

Landing

Doors to all bedrooms and bathroom.
Loft access. Airing cupboard housing a hot water tank.

Bedroom One

12' 10" x 11' 1" (3.91m x 3.37m) Dual aspect windows to rear and side. Fitted carpet. Built in wardrobes with sliding doors. Radiator. Door to en suite.

En Suite

Suite comprising vanity wash hand basin, low level WC and shower cubicle. Wall mounted mirrored bathroom cabinet. Heated towel rail. Window to rear aspect.

Bedroom Two

15' 11" x 14' 6" (4.84m x 4.43m) Window to rear aspect. Built in wardrobe with sliding doors. Fitted carpet. Radiator. Door to En Suite.



En Suite

Part tiled En Suite comprising wash hand basin, low level WC and double shower cubicle with fully tiled splashbacks wall. Wall mounted mirrored bathroom cabinet. Radiator.

Bedroom Three

11' 1" x 10' 4" (3.38m x 3.15m) Dual aspect window to front and side. Fitted carpet. Built in wardrobes with sliding doors. Radiator.

Bedroom Four

10' 11" x 10' 8" (3.34m x 3.26m) Window to front aspect. Fitted carpet. Radiator.

Bathroom

Part tiled bathroom suite comprising vanity wash hand basin, low level WC and bath tub with rainfall shower over, separate hand shower attachment, shower screen to side and fully tiled splashback wall. Shaver point. Tiled effect vinyl flooring. Radiator. Window to front aspect. Airing cupboard.

OUTSIDE

Front and Side Garden

Enclosed by iron railing fence and gate. Variety of flowers and shrubs to front and side garden. Paved path to front door.

Rear Garden

Rear garden mainly laid to lawn. Curved paved patio area. Flower and shrubs borders. External water tap. Pergola awning. Gated side access to both sides.

Driveway and Carport

18' 10" x 17' 11" (5.74m x 5.45m) Gated driveway and carport with off road parking space for up to 4 cars.

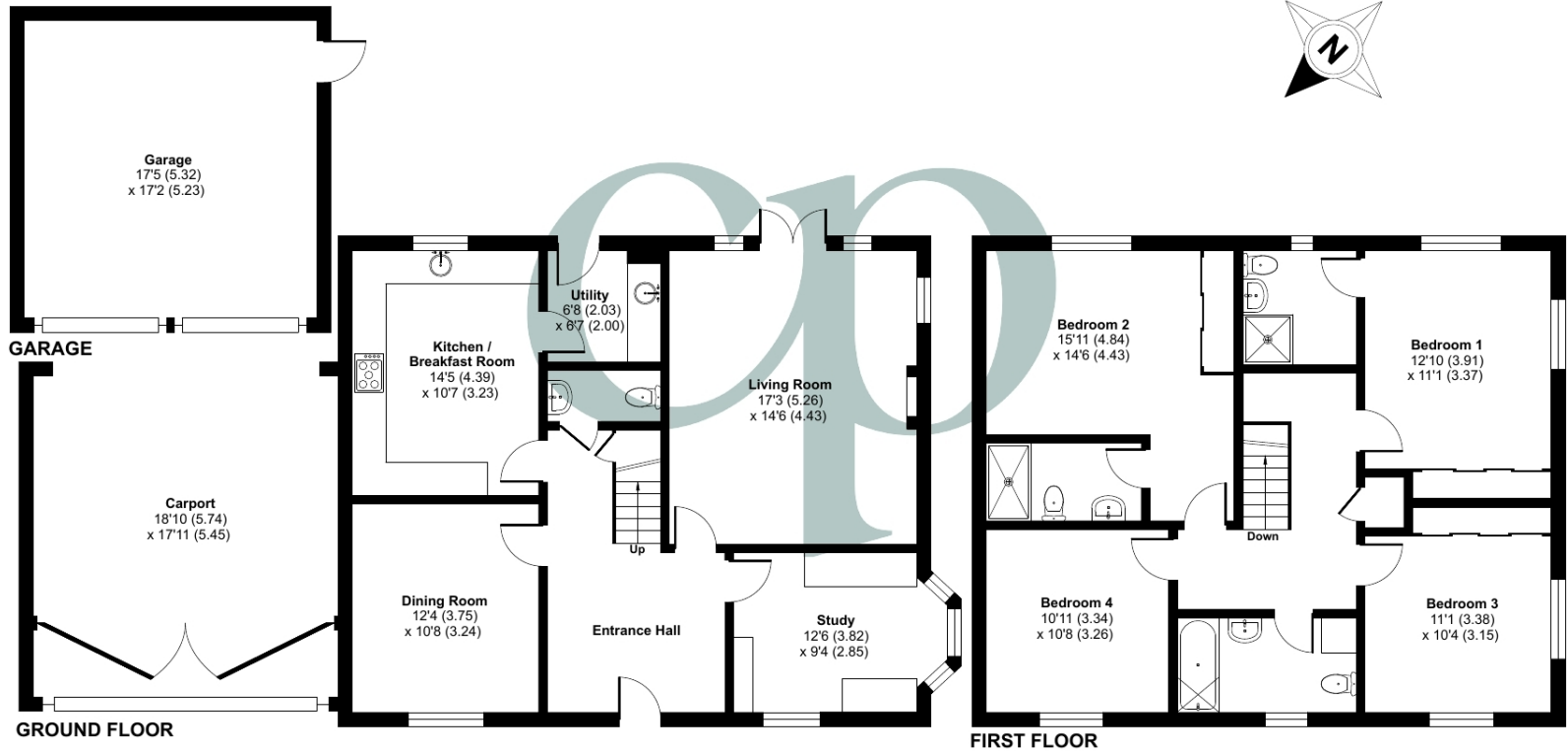
Double Garage

17' 5" x 17' 2" (5.32m x 5.23m) Double garage with two up and over doors. Roof void storage space.

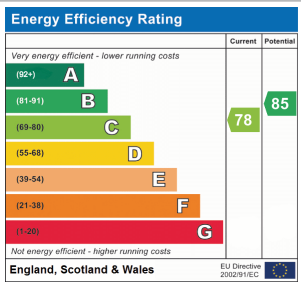




Approximate Area = 1803 sq ft / 167.5 sq m (excludes carport)
Garage = 299 sq ft / 27.7 sq m
Total = 2102 sq ft / 195.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Country Properties. REF: 1268321



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Viewing by appointment only

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