



Hawthorn Croft, Stotfold, Hitchin, Hertfordshire. SG5 4RT





5 Bedroom Detached House

Guide Price £525,000 Freehold

The Kentdale, built by Taylor Wimpey and located on the popular Beauchamp Mill development is a four bedroom detached property, with accommodation over three floors, which will appeal to growing families in search of extra space.

The central entrance hall leads to a spacious kitchen/dining room with separate utility area and a large dual aspect living room with French doors leading to the garden. The generous dual aspect master bedroom, with en-suite shower room, along with bedrooms four and five/study and family bathroom complete the first floor. The top floor provides two further double bedrooms, one with cloakroom/WC making this a fantastic family home. Externally are enclosed gardens, a garage and a block paved driveway to provide further off road parking for 2-3 cars.

- A spacious detached home with accommodation over three floors
- Five generous bedrooms
- Impressive kitchen/dining room
- Utility area
- Dual aspect living room
- Ground floor cloakroom
- En-suite shower room to the master bedroom
- Front and rear gardens
- Garage and driveway
- EPC rating B. Council tax band E

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Large cloaks cupboard. Double radiator. Ceramic tiled flooring.

Cloakroom:

A white suite comprising low level WC and pedestal wash hand basin. Half tiled walls. Ceramic tiled flooring.

Living Room:

Abt. 19' 9" x 11' 3" (6.02m x 3.43m) A dual aspect living room with double glazed windows to front and side. Double glazed French doors to garden. Feature log burner with exposed brick backdrop. Television and telephone points. Two radiators. Inset ceiling lights. Carpet as fitted.

Kitchen/Dining Room:

Abt. 19' 8" x 11' 8" (5.99m x 3.56m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Dual aspect double glazed windows to front and side. Two radiators. Inset ceiling lights. Ceramic tiled flooring.

Utility Area:

A range of units with integrated washing machine. Tiled splashback area. Double glazed door to driveway. Ceramic tiled flooring.

First Floor:**First Floor Landing:**

Stairs to second floor. Radiator. Airing cupboard. Carpet as fitted.

Master Bedroom:

Abt. 19' 9" x 12' 0" (6.02m x 3.66m) A dual aspect bedroom with double glazed windows to front and side. Television point. Two radiators. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splashback area. Shaver point. Heated towel rail. Double glazed window to rear. Extractor fan. Ceramic tiled flooring.

Bedroom Four:

Abt. 11' 5" x 11' 1" (3.48m x 3.38m) Double glazed window to side. Radiator. Carpet as fitted.

Bedroom Five/Study:

Abt. 10' 1" x 8' 4" (3.07m x 2.54m) Dual aspect double glazed window to front and side. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and low level WC. Tiled splashback area. Heated towel rail. Double glazed window to front. Extractor fan. Ceramic tiled flooring.

Second Floor:

Second Floor Landing:

Carpet as fitted. Doors to bedrooms.

Bedroom Two:

Abt. 12' 5" x 12' 0" (3.78m x 3.66m) at widest points. Double glazed window to front. Radiator. Loft access. Carpet as fitted.

Bedroom Three:

Abt. 12' 5" x 11' 6" (3.78m x 3.51m) at widest points. Double glazed dormer window to front. Radiator. Carpet as fitted.

En-Suite Cloakroom:

A white suite comprising low level WC and pedestal wash hand basin. Tiled splashback area. Radiator. Extractor fan. Ceramic tiled flooring.

Outside:

Gardens:

The gardens are fully enclosed with gated access to the front and a gate leading to the driveway. Paved patio area and an established lawn.

Garage:

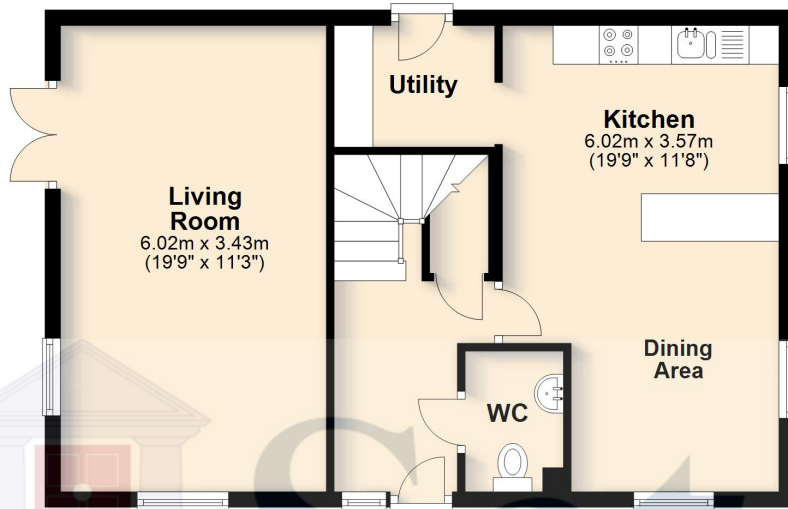
A brick built single garage with a pitched roof. Up and over door. Power and light. Personal door to garden. A block paved driveway to the front of the garage provides off road parking for 2/3 cars.



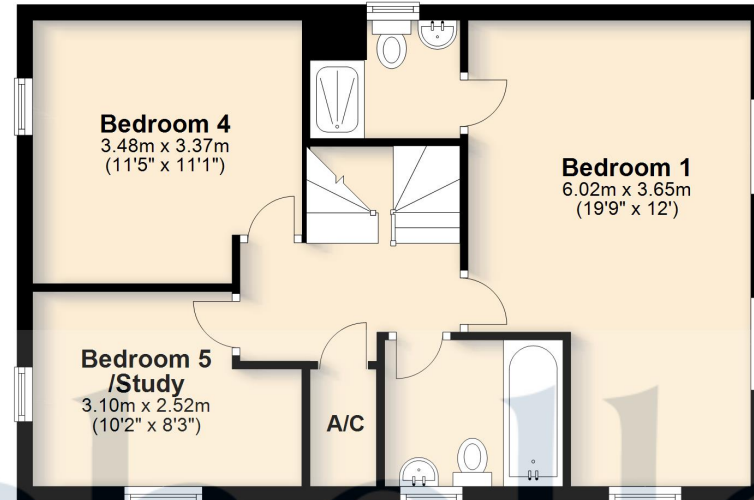


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

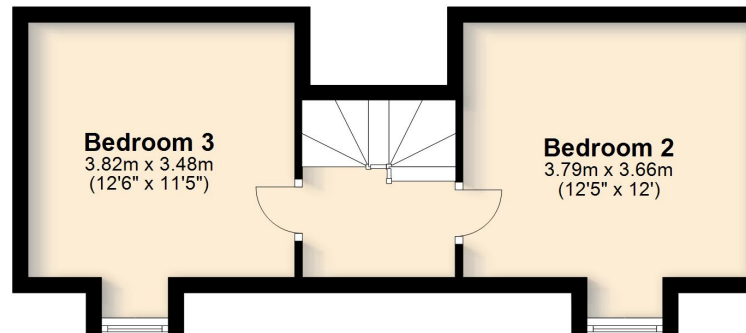
Ground Floor



First Floor



Second 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.