



Tansy Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4GJ

 **Satchells**



4 Bedroom Terraced House Offers Over £400,000 Freehold

Located on the popular Trinity Manor development in Stotfold and well placed for many amenities including the highly regarded Roecroft Lower School, this Persimmon built 'Faraday' style four bedroom property offers generous family accommodation cleverly laid out across three floors.

The well presented accommodation briefly comprises entrance hall, guest cloakroom, a spacious kitchen/dining room and living room on the ground floor. The first floor provides three bedrooms and a family bathroom whilst the second floor boasts a large principal bedroom with en-suite shower room. Externally are gardens to the front and rear, an oversized garage and further off road parking. In addition there is gas central heating and double glazing. All in all a super home in a great location!

- Family accommodation over three floors
- Fully fitted kitchen/dining room
- Light and airy living room
- Four generous bedrooms
- En-suite to principal bedroom
- Family bathroom
- Oversized garage and additional parking
- Front and rear gardens
- Must be viewed
- Awaiting EPC. Council tax band D

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Wall mounted thermostat control. Laminate flooring.

Cloakroom:

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

Living Room:

Abt. 16' 2" x 11' 9" (4.93m x 3.58m) Double glazed French doors lead to the rear garden. Double glazed window to rear. Television point. Two radiators. Laminate flooring.

Kitchen/Dining Room:

Abt. 16' 2" x 9' 0" (4.93m x 2.74m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample roll edge worksurfaces and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated dishwasher and washing machine. Space for fridge/freezer. Tiled splashback area. Double glazed bay window to front. Radiator. Ceramic tiled flooring.

First Floor:**First Floor Landing:**

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

Bedroom Two:

Abt. 13' 7" x 9' 1" (4.14m x 2.77m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 12' 4" x 9' 1" (3.76m x 2.77m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four/Home Office:

Abt. 7' 10" x 6' 9" (2.39m x 2.06m) Double glazed window to rear. Telephone point. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Radiator. Part tiled walls. Double glazed window to front. Extractor fan. Ceramic tiled flooring.

Second Floor:**Second Floor Landing:**

Carpet as fitted.

Principal Bedroom:

Abt. 19' 10" x 10' 3" (6.05m x 3.12m) Double glazed dormer window to front. Double glazed Velux window to rear. A range of fitted wardrobes and fitted dresser unit. Loft access. Two radiators. Carpet as fitted.

En-Suite:

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

Outside:

Front Garden:

An attractive front garden retained with wrought iron railings. Path to front door. Decorative stone.



Rear Garden:

Two paved patio areas. Raised bed with attractive plants. Gated rear access.

Garage:

Located in the courtyard to the rear is this oversized brick built garage with up and over door and further parking in front for two cars.

Additional Information:

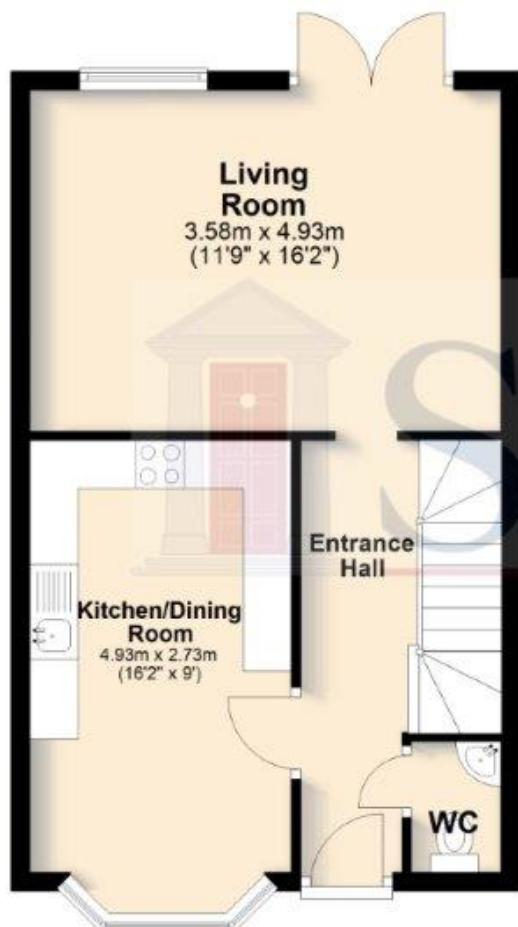
Agents Note:

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

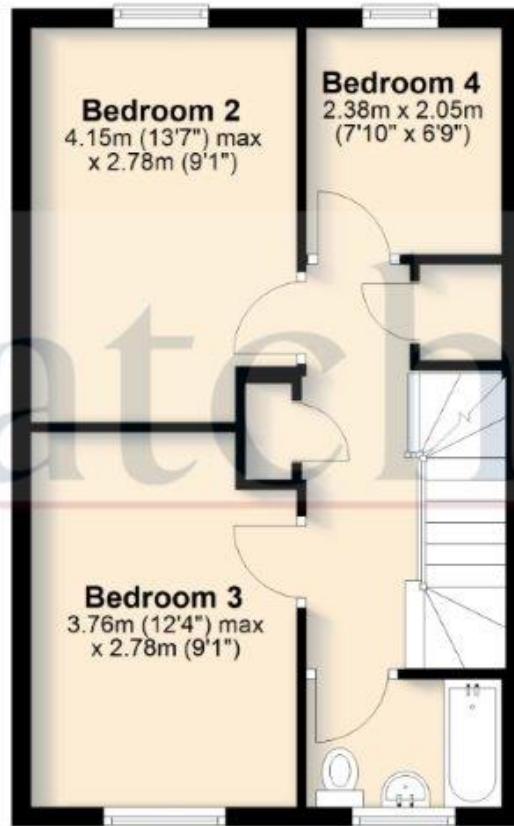


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

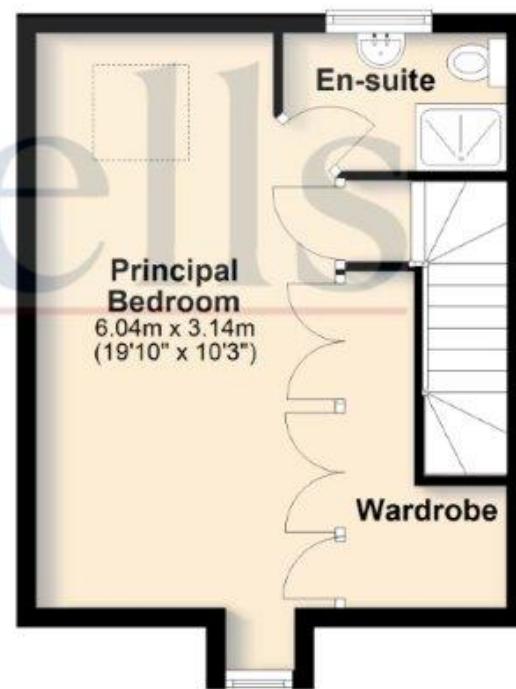
Ground Floor



First Floor



Second Floor



For illustration 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.