



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA







## 3 Bedroom Detached House

### £525,000 Freehold

Located close to the heart of Stotfold is this BRAND NEW three double bedroom detached family home with a stunning 27" kitchen/dining room which boasts integrated appliances and a vaulted ceiling.

- Brand new detached home
- Three double bedrooms
- En-suite to master bedroom
- Impressive kitchen/dining room with vaulted ceiling
- Spacious living room
- Ground floor cloakroom
- Front and rear gardens
- Parking for two cars
- EV charging point
- EPC rating B. Awaiting council tax band

## **Ground Floor**

### **Front Door:**

Composite double glazed front door.

### **Entrance Hall:**

Stairs to first floor with large storage cupboard under. Radiator. Carpet as fitted.

### **Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level wc. Tiled splashback area. Double glazed sash window to front. Extractor fan. Inset ceiling lights. Vinyl flooring.

### **Study:**

Abt. 10' 0" x 8' 2" (3.05m x 2.49m) Double glazed sash bay window to front. Radiator. Carpet as fitted.

### **Kitchen/Dining Room:**

Abt. 27' 3" x 12' 11" max (8.31m x 3.94m) A stunning triple aspect kitchen/dining room. The kitchen area is fully fitted and comprises a comprehensive range of eye and base level units with ample worksurfaces. Single drainer one and a half bowl stainless steel sink unit. Built in ceramic hob with extractor hood over. Integrated washing machine and dishwasher. Space for fridge/freezer. Radiator. Inset ceiling lights. The dining area boasts a vaulted ceiling with electrically operated velux windows. Double glazed sash window to front. Double glazed window to side. Double glazed French doors to the rear garden. Wall lights. Radiator. Vinyl flooring.

## **Living Room:**

Abt. 17' 5" x 14' 7" (5.31m x 4.45m) A spacious, light and airy living room. Double glazed French doors leading to the rear garden. Double glazed window to rear. Radiator. Television point. Carpet as fitted.

## **First Floor**

### **Landing:**

Loft access. Large storage cupboard. Carpet as fitted.

### **Master Bedroom:**

Abt. 12' 6" x 10' 9" (3.81m x 3.28m) Twin aspect double glazed sash windows to front. Radiator. Television point. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Tiled splashback area. Airing cupboard. Double glazed sash window to front. Extractor fan. Radiator. Inset ceiling lights. Vinyl flooring.

### **Bedroom Two:**

Abt. 13' 1" x 9' 1" (3.99m x 2.77m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 14' 4" x 8' 1" (4.37m x 2.46m) Double glazed window to rear. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass shower screen. Vanity unit with inset wash hand basin and low level wc. Part tiled walls. Double glazed window to side. Extractor fan. Radiator. Inset ceiling lights. Vinyl flooring.

**External  
Front Garden:**

Path to front door. Laid to lawn with brick retaining wall.

**Rear Garden:**

The rear garden is of a good size and extends round to the side and front. Paved patio area. Gated access to side and rear. Outside lighting. External electric point.

**Parking:**

There is parking to the rear for two cars and an electric vehicle charging point.

**Agents Note:**

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

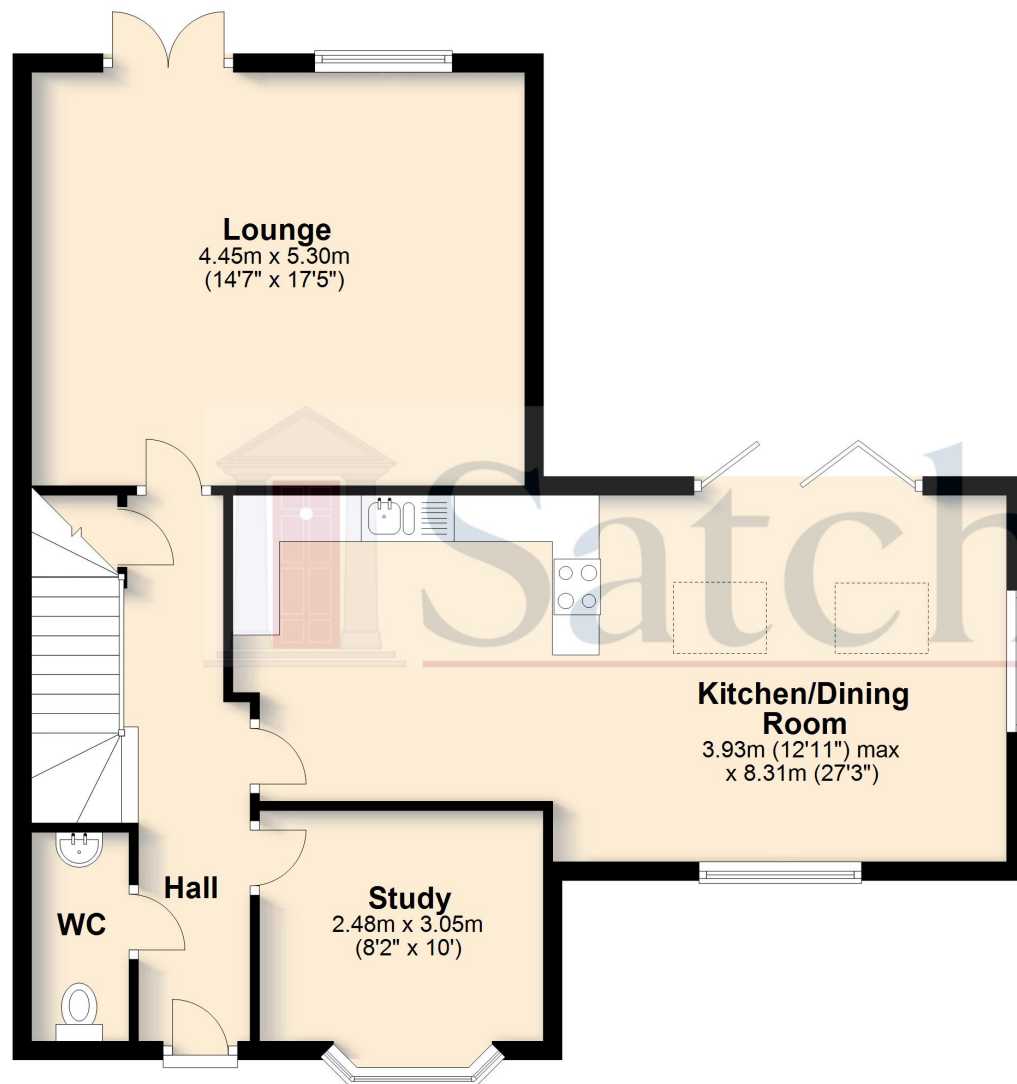




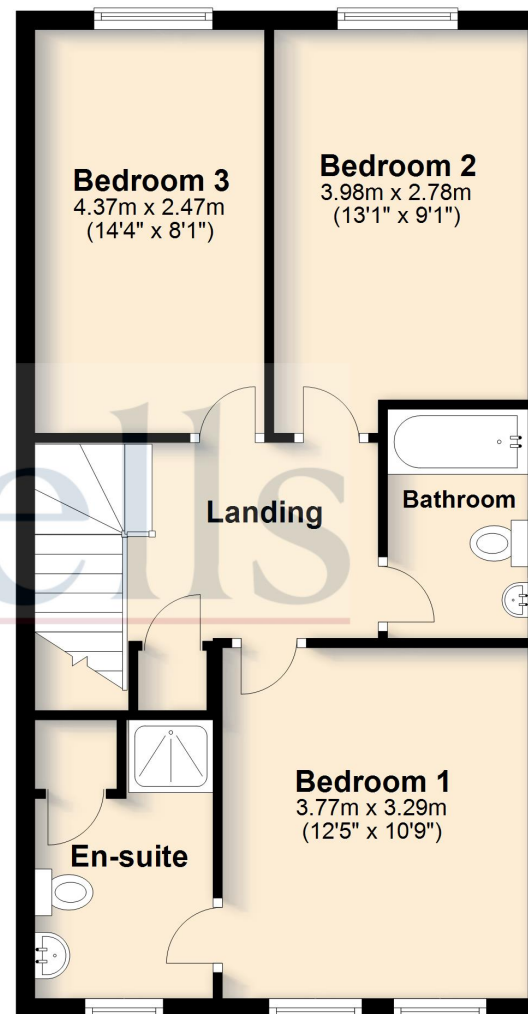


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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