



Hawthorn Croft, Stotfold, Hitchin, Bedfordshire.





4 Bedroom Semi-Detached House

Guide Price £450,000 Freehold

Located on the popular Beauchamp Mill development on the outskirts of Stotfold is this four bedroom family home offering spacious living across three floors.

This well presented home comprises welcoming entrance hall, cloakroom, living room, modern fully fitted kitchen/dining room and utility room. To the first floor are two generous double bedrooms, the fourth bedroom and the family bathroom, whilst the second floor provides an immaculate principal suite with en-suite shower room. Externally is a low maintenance rear garden with patio area and well established lawn. To the front the property offers a single garage with driveway. A wonderful family home that must be viewed.

- Four bedroom family home
- Principal bedroom with en-suite
- Spacious living over three floors
- Modern kitchen/dining room
- Airy living room
- Utility
- Family bathroom
- Low maintenance rear garden
- Garage with driveway
- Awaiting EPC. Council tax band E

Ground Floor

Entrance Hall:

A welcoming entrance hall with access to first floor and understairs storage.

Living Room:

Abt. 14' 3" x 10' 7" (4.34m x 3.23m) Double glazed window to front aspect. Radiator. Carpet as fitted.

Kitchen/Dining Room:

Abt. 11' 0" x 17' 7" (3.35m x 5.36m) A modern fully fitted kitchen comprising ample eye and base level units and worktop. Stainless steel sink with drainer. Integrated electric oven with hob and extractor hood over and fridge/freezer. Integrated dishwasher. Tiled splashback. Double glazed window to rear. Double glazed French door to rear. Radiator. Tiled flooring.

Utility Room:

This wonderful additional space offers a range of eye and base level units with worktop. Plumbing for washing machine. Tiled flooring.

Cloakroom:

Pedestal hand wash basin and low level WC. Half tiled walls. Tiled flooring.

First Floor

Bedroom Two:

Abt. 13' 4" x 8' 8" (4.06m x 2.64m) A double bedroom with double glazed window to rear aspect. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 7" x 10' 5" (2.92m x 3.17m) A double bedroom with double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 9' 8" x 8' 8" (2.95m x 2.64m) Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A white three piece suite with low level WC, pedestal hand wash basin and panelled bath with shower attachment over. Part tiled walls. Radiator. Tiled flooring.

Second Floor

Principal Bedroom:

Abt. 23' 7" x 14' 3" (7.19m x 4.34m) A top floor principle suite with double glazed windows to front and rear. Radiator. Carpet as fitted.

En-suite:

A three piece suite comprising fully tiled shower cubicle, low level WC and pedestal hand wash basin. Half tiled walls. Radiator. Double glazed Velux to rear. Tiled flooring.

Outside

Front:

A low maintenance frontage with single garage and driveway.

Rear:

A spacious garden with patio area, ideal for alfresco dining and well established lawn. Access to the garage and driveway.

Agents Note:

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

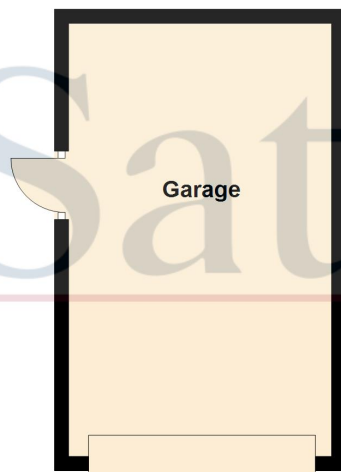
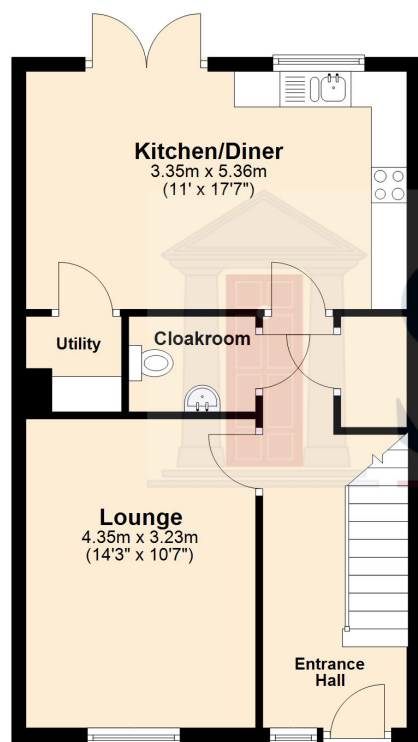




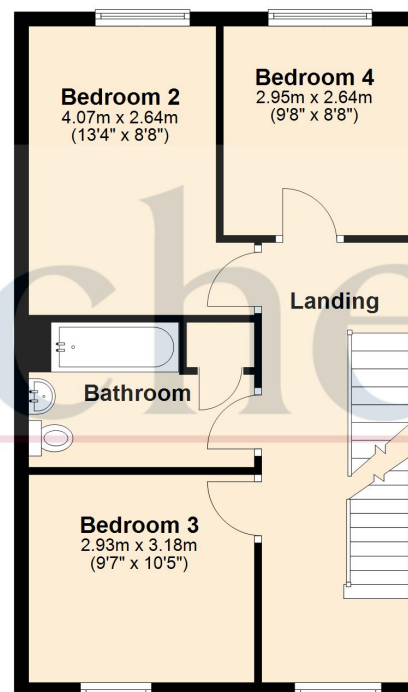
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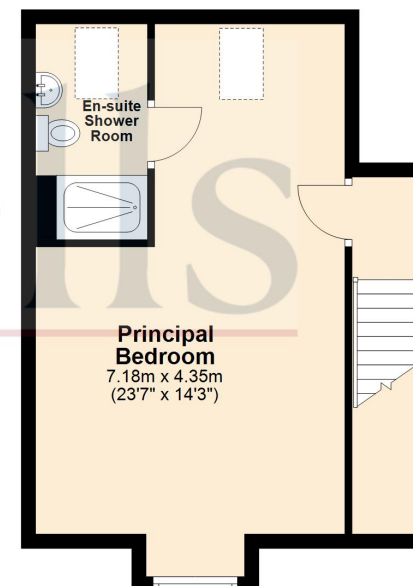
Ground Floor



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.