



Valerian Way, Stotfold, Hitchin, Hertfordshire. SG5 4HG

| Satchells





## 3 Bedroom End of Terrace House

### Guide Price £375,000 Freehold

A beautifully presented, CHAIN FREE, three bedroom end terrace home located on the popular Greenacres development on the outskirts of Stotfold.

Internally the accommodation comprises entrance hall, cloakroom, refitted kitchen with integrated appliances, a large living room and a conservatory, currently used as a dining room, to the ground floor. Upstairs are three bedrooms, the principal with ensuite shower room, and a family bathroom. Externally are attractive gardens to the front and rear, along with off road parking for two cars. Further benefits include air conditioning units to the lounge, conservatory and principal bedroom, as well as solar panels which contribute to the properties impressive EPC rating of B.

- Modern family home
- Three bedrooms
- En-suite to bedroom one
- Large living room
- Conservatory
- Refitted kitchen with integrated appliances
- Air conditioning
- Attractive gardens
- Off road parking for two cars
- EPC rating B. Council tax band C

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Tiled flooring.

### **Cloakroom:**

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

### **Kitchen:**

Abt. 10' 6" x 8' 1" (3.20m x 2.46m) A recently refitted kitchen comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, eye level electric oven and extractor hood. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas boiler. Double glazed window to front. Extractor fan. Tiled flooring.

### **Living Room:**

Abt. 15' 1" x 14' 5" (4.60m x 4.39m) A good size living room with double glazed French doors leading to the conservatory. Large under stairs storage cupboard. Television point. Telephone point. Two radiators. Air conditioning unit. Coved ceiling. Carpet as fitted.

## **Conservatory:**

Abt. 10' 11" x 9' 7" (3.33m x 2.92m) Of brick and uPVC double glazed construction. Double glazed French doors leading to the rear garden. Power and lighting. Air conditioning unit. Electric radiator. LVT flooring.

## **First Floor**

### **Landing:**

Loft access. Over stairs storage cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 9' 7" x 8' 5" (2.92m x 2.57m) Double glazed window to front. Built in wardrobe with sliding mirror doors. Radiator. Television point. Telephone point. Air conditioning unit. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splashback area. Heated towel rail. Extractor fan. Tiled flooring.

### **Bedroom Two:**

Abt. 10' 11" x 8' 5" (3.33m x 2.57m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to rear. Radiator. Carpet as fitted.



**Bathroom:**

A white suite comprising a P shaped bath with central waterfall mixer tap and shower attachment. Glass shower screen. Pedestal wash hand basin and low level WC. Tiled splashback area. Double glazed window to front. Extractor fan. Radiator. Tiled flooring.

**Outside****Front Garden:**

Retained with wrought iron railings, a path leads to the front door. Attractive shrubs and decorative stone.

**Rear Garden:**

Paved patio area leading to an established lawn and further patio beyond. Timber shed to remain. Gated access to parking area. Gated access to front. Outside tap.

**Parking:**

Off road parking for 2 cars in the rear courtyard.

**Additional Information****Agents Note:**

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

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





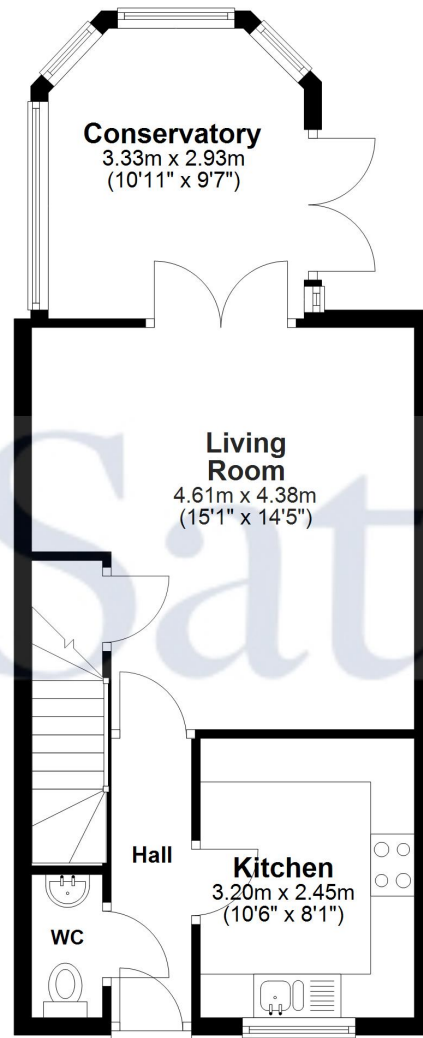


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

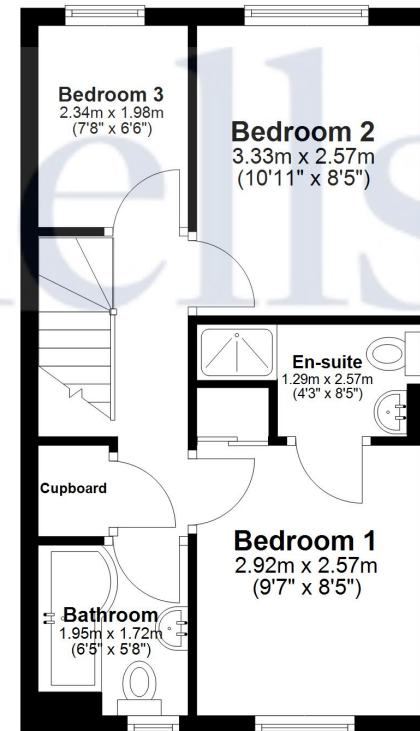
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## Ground Floor



## 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.