



Norton Road, Stotfold, Hitchin, Bedfordshire. SG5 4PE







## 2 Bedroom Semi-Detached House Offers Over £300,000 Freehold

A character semi-detached cottage located on a corner plot on the outskirts of Stotfold with the added bonus of a garage and driveway.

Internally the property would benefit from updating but offers a good size accommodation that comprises a 20ft dual aspect living room with exposed ceiling beams, kitchen, conservatory and shower room to the ground floor. To the first floor are two bedrooms, both with fitted furniture. Externally the gardens extend to three sides, whilst to the rear is a garage and driveway.



- Semi detached cottage
- Two bedrooms
- 20ft living room
- Conservatory
- Front, side and rear gardens
- Garage and driveway
- Exposed beams
- Gas central heating
- Chain free
- EPC rating D. Council tax band C

## **Ground Floor**

### **Front Door:**

uPVC front door.

### **Living Room:**

Abt. 20' 8" x 12' 0" (6.30m x 3.66m) A dual aspect living room with double glazed bow bay window to front and secondary glazed window to rear. Feature brick built fireplace with inset electric fire. Radiator. Wall mounted thermostat control. Wall lights. Stairs leading to the first floor. Feature beamed ceiling. Carpet as fitted.

### **Kitchen:**

Abt. 12' 4" x 6' 6" (3.76m x 1.98m) Fitted with a range of eye and base level units with a range of worksurfaces. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Cupboard housing gas boiler. Tiled splashback area. Double glazed window to side. Part glazed door leading to conservatory. Radiator. Carpet as fitted.

### **Conservatory:**

Of uPVC double glazed construction. Double glazed door leading to the rear garden. Radiator. Power and light. Telephone point. Carpet as fitted.

## **Bathroom:**

A white suite comprising an oversized shower cubicle with shower, pedestal wash hand basin and low level wc. Part tiled walls. Double glazed window to side. Radiator. Loft access. Tiled flooring.

## **First Floor**

### **Landing:**

Loft access. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 2" x 12' 0" (3.71m x 3.66m) Dual aspect double glazed windows to front and side. A range of fitted bedroom furniture. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 9' 1" x 8' 2" (2.77m x 2.49m) Dual aspect double glazed window to side and rear. Fitted wardrobes and drawers. Radiator. Carpet as fitted.

## **Outside**

### **Front Garden:**

Retained by a low level fence with a wrought iron gate giving access to the pathway leading to the front door. Shingle borders. Gate through to the rear garden.



**Side and Rear Garden:**

Paved patio area with raised flower and shrub borders. An established lawn and a variety of flowers and shrubs. Gated rear access leading to the driveway.

**Garage and Driveway:**

A single garage with electrically operated roller door. Power and light. The driveway to the front of the garage provides off road parking for one car.



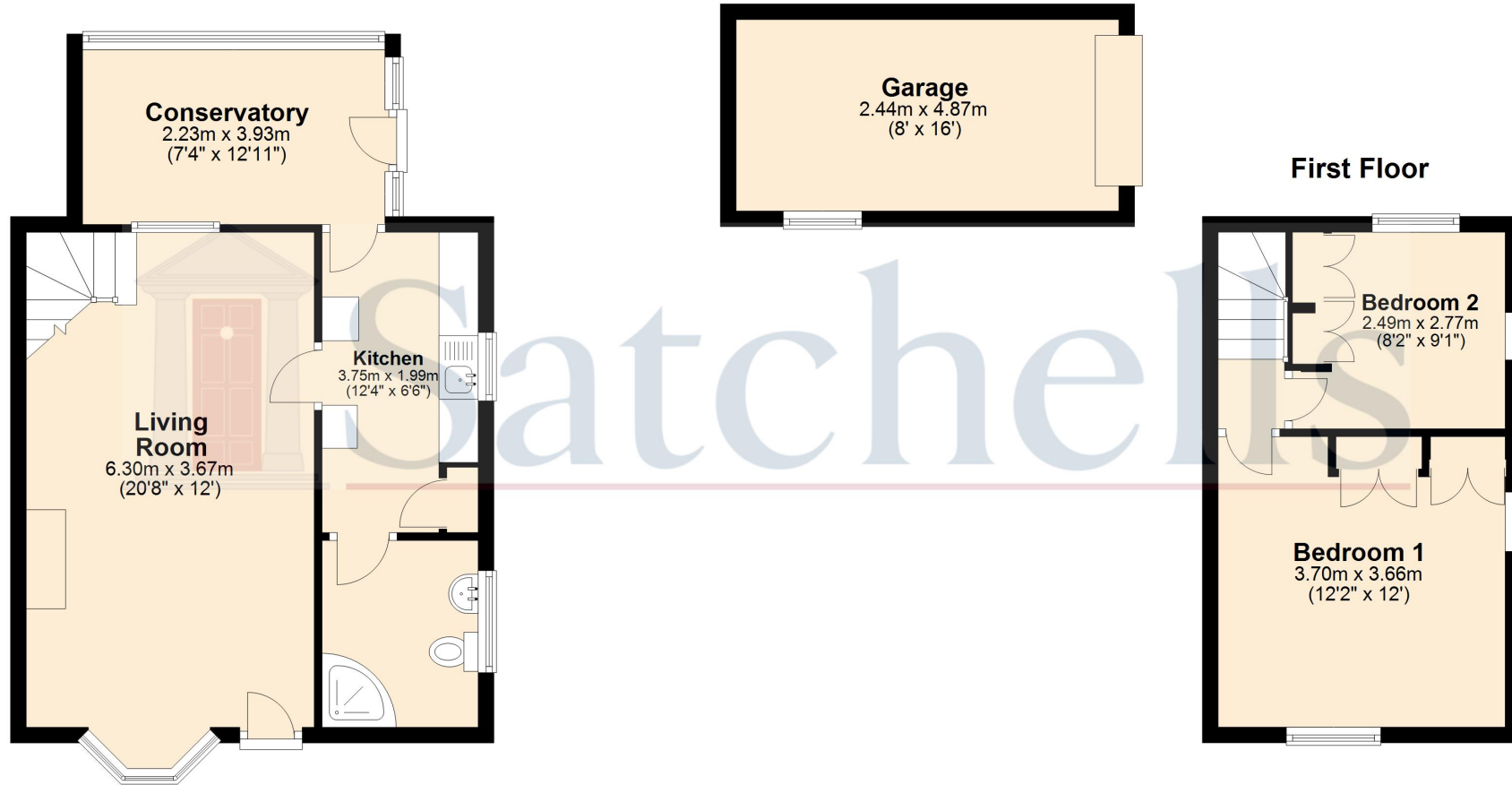




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## Ground Floor



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.