



Meadowsweet Way, Stotfold, Hitchin, Hertfordshire. SG5 4QF

Satchells





## 3 Bedroom Semi-Detached House

### Guide Price £420,000 Freehold

This is a home that strikes a great balance between modern design, a practical layout and easy, everyday living. Well cared for and thoughtfully extended, it is located in the popular Greenacres development and is offered to the market as CHAIN FREE!

This smart and inviting three-bedroom semi-detached home comprises entrance hall, kitchen with integrated appliances, an oversized extended living/dining/family room with contemporary media wall and cloakroom, whilst to the first floor are three bedrooms and family bathroom. Externally, the property offers a low maintenance rear garden and mature frontage along with a garage and double length driveway allowing off-street parking for two vehicles.

- CHAIN FREE!
- Three bedroom semi-detached property
- Extended family home
- Modern kitchen with integrated appliances
- Contemporary open plan living space
- Family bathroom & en-suite
- Low maintenance front and rear gardens
- Garage & driveway for 2 cars
- Turnkey-ready to move in
- EPC rating C. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed composite front door.

### **Entrance Hall:**

Stairs to first floor. Under stairs storage, radiator, inset ceiling lights, Amtico flooring.

### **Kitchen:**

Abt. 11' 0" x 8' 6" (3.35m x 2.59m) A well appointed kitchen comprising of a good range of eye and base level units with ample work surface. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob and oven and extractor hood. Integrated fridge freezer/washing machine and dishwasher. Double glazed window to front. Cupboard housing boiler. Radiator. Inset ceiling lights. Amtico flooring.

### **Living/Dining/Family Room:**

Abt. 24' 0" x 15' 7" (7.32m x 4.75m) A super extended open plan living space with part vaulted ceiling and French doors leading to the rear with additional feature media wall incorporating a contemporary style fire. Storage cupboards, 4 radiators, double glazed composite door to side. Two Velux windows. Inset ceiling lights, Amtico flooring.

### **Cloakroom:**

A white suite comprising pedestal wash hand basin with tiled splashback and low level WC. Heated towel rail, extractor fan, inset ceiling lights. Amtico flooring.

## **Frist Floor**

### **Landing:**

Loft access. Storage cupboard, double glazed window to side. Inset ceiling lights, carpet as fitted.

### **Bedroom One:**

Abt. 11' 0" x 8' 3" (3.35m x 2.51m) A generous double bedroom with double glazed window to side. Radiator. Media point. Carpet as fitted.

### **Ensuite:**

A white three piece suite, comprising a fully tiled shower cubicle with shower. Pedestal wash hand basin with tiled splashback and low level WC. Heated towel rail. Extractor fan. Inset ceiling lights. Amtico flooring.

### **Bedroom Two:**

Abt. 9' 7" x 8' 3" (2.92m x 2.51m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 6' 6" x 7' 3" (1.98m x 2.21m) Double glazed window to rear. Radiator. Media point. Carpet as fitted.

### **Bathroom:**

A white suite comprising a panelled bath with mixer tap, shower attachment over and glass screen. Pedestal wash hand basin with tiled splashback, and low level WC. Heated towel rail. Extractor fan. Shaving point, Double glazed window to front. Amtico flooring.



## Outside

### Front:

An attractive frontage with mature shrubs and plants. Path to front door. Decorative stones. Driveway leads to garage and provided off road parking for 2 cars.

### Garage:

A detached brick built garage with up and over door. Pitched roof. Power and light. Personal door to rear garden.

### Rear:

A low maintenance rear garden with paved patio area, artificial lawn and raised beds. Outside light. Outside tap.

## Additional Information

### Agents Note:

Draft particulars yet to be approved by vendor and maybe 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.





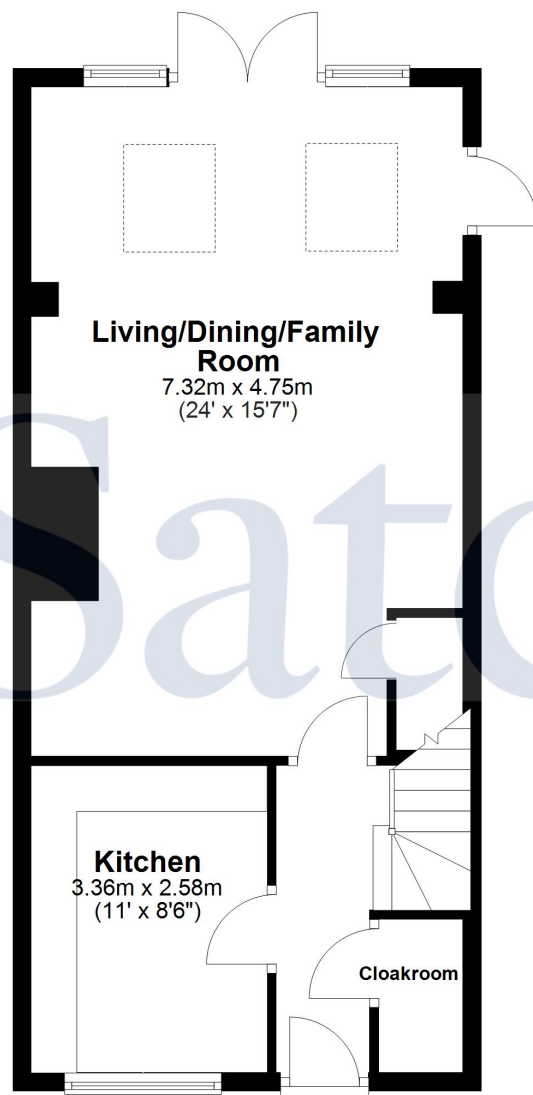


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

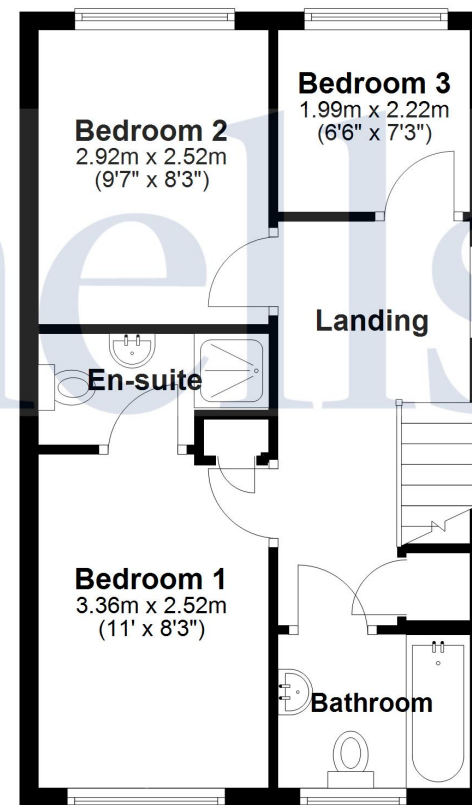
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## Ground Floor



## First Floor



For 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.