



Hawthorn Croft, Stotfold, Hitchin, Hertfordshire. SG5 4RT





5 Bedroom Semi-Detached House

Guide Price £475,000 Freehold

Located on the sought after Beauchamp Mill development is this spacious, semi-detached family home with accommodation spread over three floors.

The central entrance hall leads to a spacious kitchen/dining room with separate utility area and a large dual aspect living room with French doors leading to the garden. The generous dual aspect principal bedroom, with en-suite shower room, along with bedrooms four and five/home office and family bathroom complete the first floor. The top floor provides two further double bedrooms, one with cloakroom/WC, making this a fantastic family home. Externally are gardens to the front and rear, a garage and a block paved driveway to provide further off road parking for two cars.

- Spacious family home
- Five generous bedrooms
- Dual aspect living room
- Open plan kitchen/dining room
- En-suite to principal bedroom
- Utility area
- Front and rear gardens
- Garage and driveway
- Chain free
- EPC rating B. Council tax band E



Ground Floor:**Front Door:**

Double glazed front door with double glazed flank window.

Entrance Hall:

Stairs to first floor with a large cloaks cupboard under. Radiator. Tiled flooring.

Cloakroom:

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

Living Room:

Abt. 19' 9" x 11' 4" (6.02m x 3.45m) A dual aspect living room with double glazed window to front and double glazed French doors leading to the rear garden. Television point. Telephone point. Two radiators. Carpet as fitted.

Kitchen/Dining Room:

Abt. 19' 9" x 11' 9" (6.02m x 3.58m) A large kitchen/dining room with dual aspect double glazed windows to front and side. The kitchen is fitted with a comprehensive range of eye and base level units and ample roll top work surfaces. Single drainer stainless steel one and half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Cupboard housing gas boiler. Tiled splash back area. Two radiators. Tiled flooring.

Utility:

Abt. 6' 8" x 5' 0" (2.03m x 1.52m) Fitted with a range of units to match those of the kitchen. Ample roll top work surfaces. Integrated washer/dryer. Tiled splash back area. Radiator. Tiled flooring.

First Floor:**Landing:**

Stairs to second floor. Airing cupboard. Radiator. Carpet as fitted.

Bedroom One:

Abt. 19' 9" x 12' 0" (6.02m x 3.66m) A large dual aspect bedroom with double glazed windows to front and side. Fitted wardrobe with sliding mirror doors. Two radiators. Carpet as fitted.

En-Suite:

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

Bedroom Four:

Abt. 11' 7" x 11' 2" (3.53m x 3.40m) Double glazed window to rear. Built-in wardrobe with sliding doors. Radiator. Carpet as fitted.

Bedroom Five/Home Office:

Abt. 10' 3" x 8' 5" (3.12m x 2.57m) Dual aspect double glazed windows. Radiator. Telephone point. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap, shower over and glass shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to front. Extractor fan. Tiled flooring.

Second Floor:**Landing:**

Radiator. Carpet as fitted.

Bedroom Two:

Abt. 12' 7" x 12' 5" (3.84m x 3.78m) Double glazed dormer window to front. Fitted wardrobe. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 12' 7" x 11' 8" (3.84m x 3.56m) Double glazed dormer window to front. Loft access. Radiator. Carpet as fitted.

En-Suite WC:

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

Outside:**Front Garden:**

An area laid to lawn with retaining hedge. Path to front door. Variety of plants and shrubs. A block paved driveway leads to the garage and provides off road parking for two cars.

Rear Garden:

Paved patio area. Lawn with shrub and plant borders. Outside tap. Outside light. gated side access.

Garage:

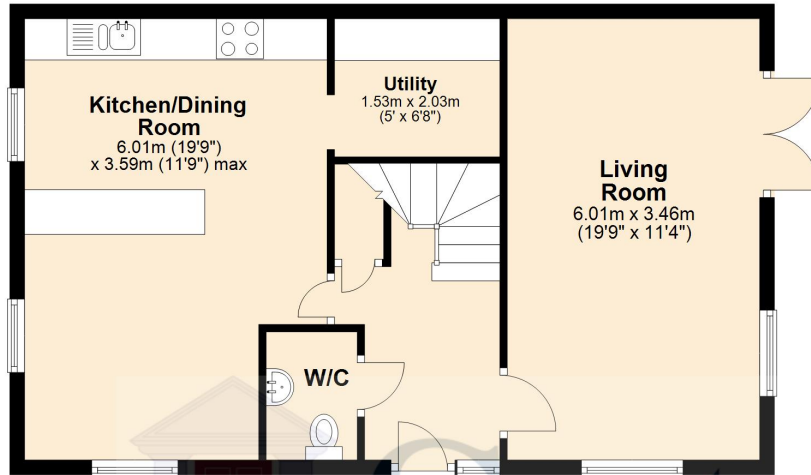
A brick built single garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden.



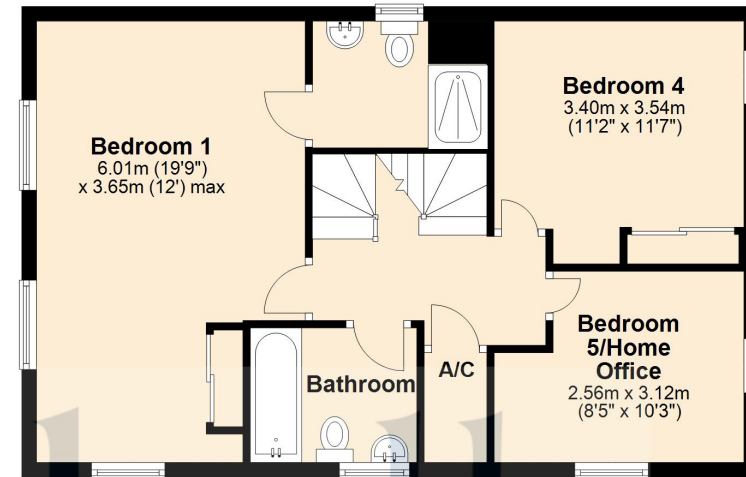


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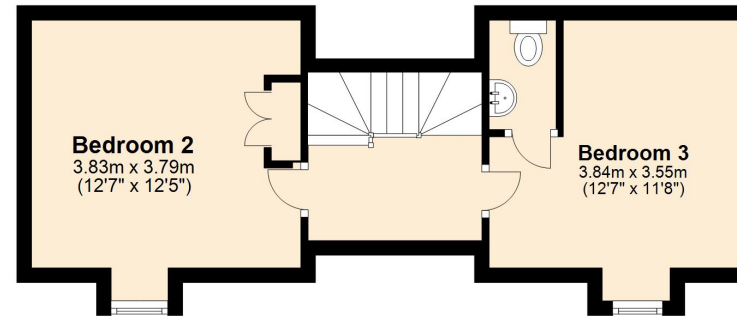
Ground Floor



First Floor



Second 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.