



Mowbray Crescent, Stotfold, Hitchin, Hertfordshire. SG5 4DY





## 3 Bedroom Semi-Detached House

### Guide Price £375,000 Freehold

A good sized three bedroom semi detached family home located in a popular no through road close to the heart of Stotfold.

The spacious accommodation comprises entrance hall, a dual aspect lounge with French doors leading out to a covered patio area, separate dining room, kitchen, utility area and cloakroom to the ground floor. At first floor level are three generous bedrooms and a refitted bathroom. Externally is an attractive rear garden, detached garage and a block paved driveway that provides off road parking for two cars.



- Semi detached family home
- Three generous bedrooms
- Large lounge
- Dining room
- Kitchen and utility
- Ground floor cloakroom
- Refitted bathroom
- Garage and block paved driveway
- Attractive rear garden
- EPC rating D. Council tax band D

**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Stairs to first floor. Carpet as fitted.

**Lounge:**

Abt. 21' 0" x 10' 6" (6.40m x 3.20m) A good size dual aspect lounge with double glazed window to front and double glazed French doors leading out to the rear garden. Two radiators. Television point. Storage cupboard. Coving to ceiling. Carpet as fitted.

**Dining Room:**

Abt. 11' 9" x 7' 10" (3.58m x 2.39m) Double glazed window to front. Radiator. Carpet as fitted.

**Utility Area:**

Double glazed window to side. Radiator. Plumbing for automatic washing machine. Space for fridge/freezer. Vinyl flooring.

**Cloakroom:**

A white suite comprising wash hand basin and low level WC. Tiled splash back area. Double glazed window to side. Vinyl flooring.

**Kitchen:**

Abt. 11' 3" x 8' 8" (3.43m x 2.64m) A well-appointed kitchen comprising a range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Space for electric cooker. Plumbing for dishwasher. Tiled splash back area. Double glazed window to rear. Double glazed door to side. Radiator. Vinyl tiled flooring.

**First Floor:****Landing:**

Airing cupboard housing wall mounted gas boiler and hot water tank. Loft access. Carpet as fitted.

**Bedroom One:**

Abt. 13' 8" x 9' 8" (4.17m x 2.95m) Double glazed window to rear. Radiator. Built-in wardrobe. Carpet as fitted.

**Bedroom Two:**

Abt. 10' 8" x 10' 6" (3.25m x 3.20m) Double glazed window to front. Built-in wardrobe. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 8' 0" x 7' 5" (2.44m x 2.26m) Double glazed window to front. Radiator. Built-in wardrobe. Carpet as fitted.

**Bathroom:**

A refitted bathroom comprising a large walk-in shower area with rainfall shower and glass screen, vanity unit with inset wash hand basin and low level WC with concealed cistern. Heated towel rail. Double glazed window to rear. Extractor fan. Fully tiled walls and flooring.

**Outside:****Rear Garden:**

An attractive rear garden with a range of plants, shrubs and decorative stone. Covered patio area. Outside tap. Gated access to side and rear. .

**Garage:**

A single brick built garage with up and over door, power and lighting. Personal door to rear.

**Driveway:**

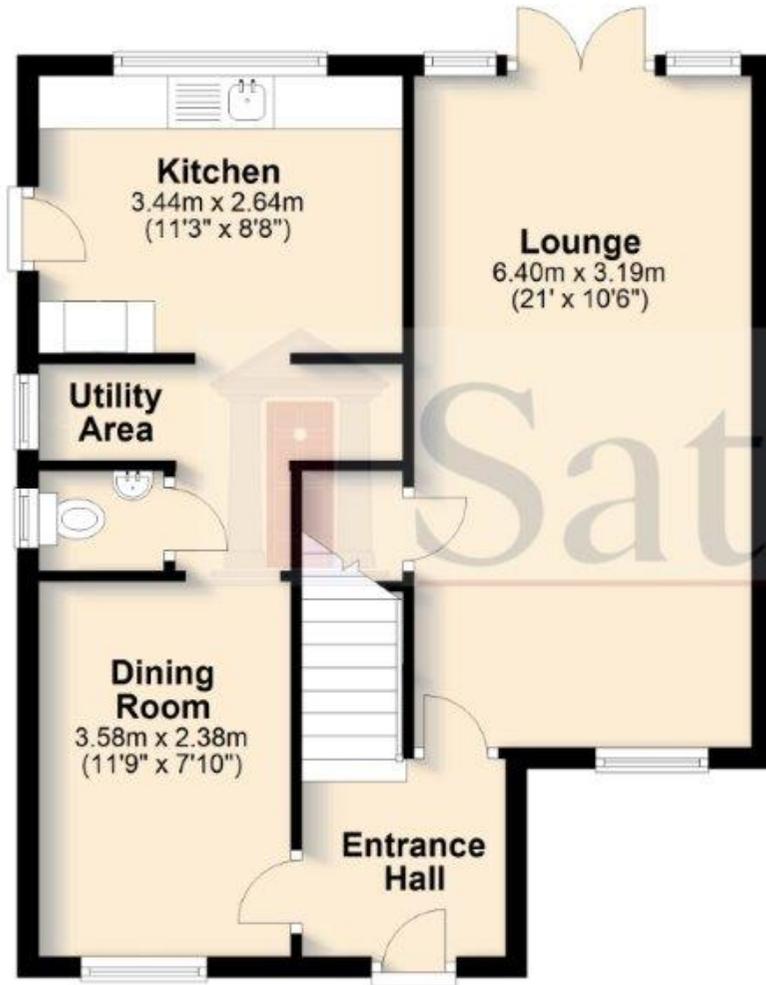
There is a block paved frontage providing off road parking for two cars.





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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.