



# Astwick Road

Stotfold, Hitchin,  
Bedfordshire, SG5 4AT  
£650,000

country  
properties

This double fronted 4 bedroom detached home has been sympathetically extended to provide a versatile layout with the benefit of spacious family living. The property has been updated throughout by the current owners and is well presented throughout.

- Resin driveway provides off road parking for several cars with EV charger
- Master bedroom with built in wardrobe and contemporary en suite
- 4 Piece re-fitted family bathroom suite
- A versatile layout with 3x reception rooms
- Private enclosed landscaped rear garden with timber summerhouse
- Useful Utility Room & Cloakroom
- Easy access to A1 (M) and mainline train stations

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Stairs rising to first floor. Vertical radiator. Storage cupboard with hanging rail and shelving. Parquet flooring. Doors into Family Room, Living Room and Kitchen. Understairs storage space by Clever Closets.

#### Living Room

16' 6" x 11' 0" (5.02m x 3.36m) Double glazed window to front. Parquet flooring. Feature fireplace with tiled hearth and timber mantel. Vertical radiator.

#### Family Room

16' 7" x 9' 0" (5.06m x 2.74m) Double glazed window to front. Radiator.

#### Kitchen

12' 2" x 9' 5" (3.72m x 2.88m) A range of wall and base units with oak worksurfaces over. Inset one and half bowl ceramic sink and drainer with swan neck mixer tap over. Space for gas range cooker with extractor hood over. Understairs pantry cupboard. Wall mounted gas boiler enclosed in cupboard, approx. installed in 2018. Space and power for dishwasher. Space for American style fridge/freezer. Double glazed window to rear. Tiled flooring. Vertical radiator. Doors into Dining Room and Utility Room.

#### Dining Room

11' 0" x 9' 0" (3.35m x 2.74m) Parquet flooring. Double glazed double doors onto rear garden. Vertical radiator.



## Utility

11' 11" x 9' 1" (3.67m x 2.77m) Base units with oak worksurfaces over and upstands. Space and plumbing for washing machine and space for tumble dryer. Double glazed window to rear. Radiator. Extractor fan. Tiled flooring. Large double cupboard with shelving. Door to side for access to rear garden and gated access to front. Door to cloakroom.

## Cloakroom

Wash hand basin and low level WC. Tiled splashbacks. Obscure double glazed window to side. Tiled flooring. Radiator.

## FIRST FLOOR

### Landing

Loft access. Doors into all rooms and bathroom.

### Bedroom One

24' 0" x 8' 11" (7.32m x 2.72m) Master bedroom with double glazed window to front. Radiator. Built in wardrobes. Open plan to En Suite.

### En Suite

Double shower cubicle, vanity wash hand basin with tiled splashbacks and low level WC. Obscure double glazed window to rear. Victorian style radiator/heated towel rail. Shaver point. Extractor fan.

### Bedroom Two

11' 11" x 10' 11" (3.62m x 3.34m) Double glazed window to front. Radiator. Two built in wardrobes.

### Bedroom Three

10' 11" x 10' 9" (3.32m x 3.28m) Double glazed window to rear. Radiator. Built in wardrobe.

### Bedroom Four

8' 4" x 7' 4" (2.55m x 2.24m) Double glazed window to front. Radiator. Built in wardrobe. Wood paneling to dado height.

### Bathroom

Four piece suite comprising panel enclosed bath tub with mixer shower attachment over, double shower cubicle, low level WC and pedestal wash hand basin. Shaver point. Chrome heated towel rail. Ceramic tiled flooring. Extractor fan.

## OUTSIDE

### Front Garden and Parking

Large resin driveway providing off road parking for several cars. Flower and shrub boarders. EV charging point. Up and down lighters. Established Magnolia tree.

### Rear Garden

Rear garden mainly laid to lawn, with large paved patio area. Raised flower and shrubs boarders. Timber Summer House. Security light. External water tap. External power points. Storage shed to side of property. Gated access to front.

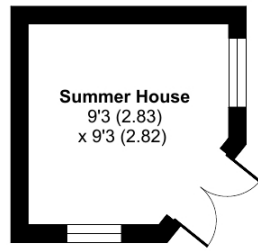
### Summer House

9' 3" x 9' 3" (2.83m x 2.82m) Summer house with power and lighting.



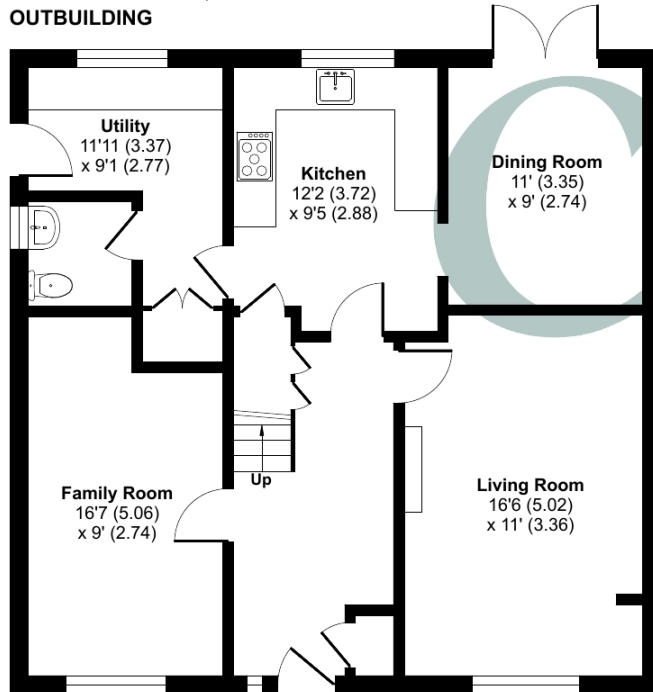
Approximate Area = 1496 sq ft / 138.9 sq m  
 Outbuilding = 79 sq ft / 7.3 sq m  
 Total = 1575 sq ft / 146.2 sq m

For identification only - Not to scale

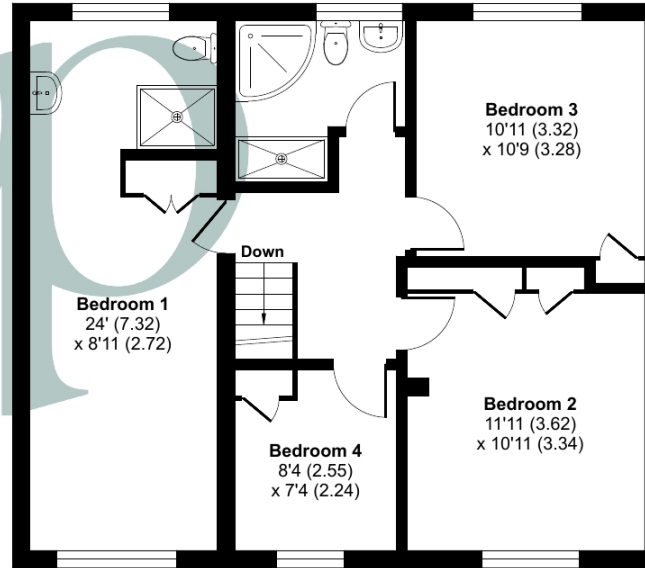


**Summer House**  
 9'3 (2.83)  
 x 9'3 (2.82)

**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1262872

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Viewing by appointment only

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