



Prince Edward Way, Stotfold, Hitchin, Hertfordshire. SG5 4PU





4 Bedroom Detached House Offers Over £485,000 Freehold

Quietly located on the Mill View development, close to the heart of Stotfold and within a stones throw of Kingfisher Walk and the historic Stotfold Mill is this modern, well presented four bedroom detached family home.

- Detached family home
- Four generous bedrooms
- En-suite to master bedroom
- Lounge with bay window
- Separate dining room
- Fitted kitchen/breakfast room
- Utility room
- Front and rear gardens
- Parking, carport & garage
- EPC rating C. Council tax band E.



Ground Floor:**Front Door:**

Composite double glazed front door.

Entrance Hall:

Stairs to first floor with modular storage under. Radiator. Coved ceiling. Laminate flooring.

Cloakroom:

A white suite comprising vanity unit with inset wash hand basin and low level wc. Tiled splash back area. Double glazed window to front. Radiator. Laminate flooring.

Lounge:

Abt. 18' 10" into bay window" x 12' 0" (5.74m x 3.66m) Double glazed bay window to front. Two radiators. Television point. Coved ceiling. Laminate flooring.

Dining Room:

Abt. 10' 1" x 9' 2" (3.07m x 2.79m) Double glazed window to side. Radiator. Coved ceiling. Laminate flooring.

Kitchen/Breakfast Room:

Abt. 19' 3" x 9' 5" (5.87m x 2.87m) A well appointed kitchen/breakfast room comprising a good range of eye and base level units with ample granite work tops. Inset stainless steel sink unit with extendable mixer tap and waste disposal unit. Filtered water tap and water softener. Built in four ring gas hob with extractor hood over. Built in eye level double electric oven and microwave. Integrated dishwasher. Breakfast bar. Tiled splash back area. Double glazed window to side. Double glazed door to rear garden. Vinyl flooring.

Utility Room:

Abt. 9' 5" x 5' 9" (2.87m x 1.75m) A range of eye and base level units with ample work tops. Inset stainless steel sink unit. Plumbing for automatic washing machine. Space for tumble dryer. Space for fridge/freezer. Part tiled walls. Wall mounted gas boiler. Double glazed door to rear garden. Vinyl flooring.

First Floor:**Landing:**

Double glazed window to front. Airing cupboard. Radiator. Carpet as fitted.

Master Bedroom:

Abt. 12' 3" x 11' 10" (3.73m x 3.61m) A good sized master bedroom. Double glazed window to front with fitted shutters. Built in double wardrobe. Radiator. Carpet as fitted.

En-suite:

A white suite comprising a fully tiled walk in double shower area with shower and glass screen. Vanity unit with inset wash hand basin and low level wc. Part tiled walls. Double glazed window to side. Extractor fan. Heated towel rail. Inset ceiling lights. Vinyl flooring.

Bedroom Two:

Abt. 11' 9 to face of wardrobes " x 9' 2" (3.58m x 2.79m) Double glazed window to side with fitted shutters. Built in wardrobes. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 12' 3 > 9' 1" x 9' 10" (3.73m x 3.00m) Double glazed window to rear with fitted shutters. Built in wardrobes. Loft access. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 8' 9" x 6' 2 plus recess " (2.67m x 1.88m) Double glazed window to side with fitted shutters. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen. Pedestal wash hand basin and low level wc. Part tiled walls. Double glazed window to rear. Extractor fan. Heated towel rail. Inset ceiling lights. Vinyl flooring.

Outside:**Front Garden:**

Retained by an attractive hedge with path to front door.

Rear Garden:

An enclosed rear garden with paved patio area. Laid mostly to lawn with flower and shrub borders. Raised covered decking area. Outside tap. Outside lighting. Gated side access.

Garage/Office:

A single brick built garage with up and over door. Pitched roof. Power and light. Currently part converted for use as an office. Personal door to rear garden.

Parking/Carport:

A gated carport with drive in front provides off road parking for at least two cars.





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.



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.