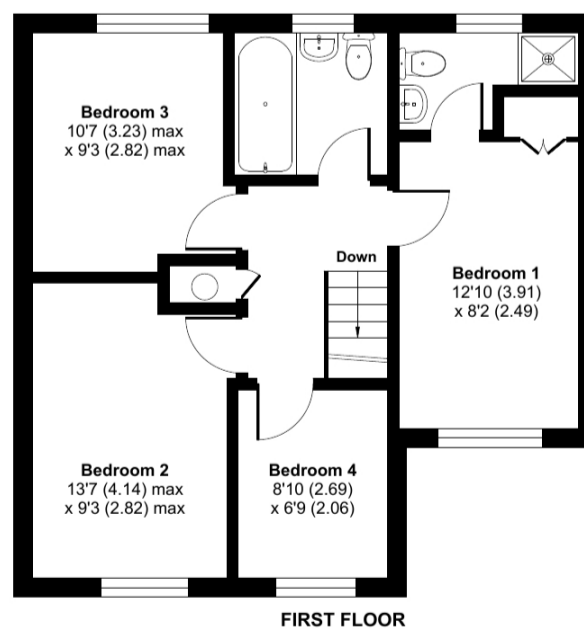
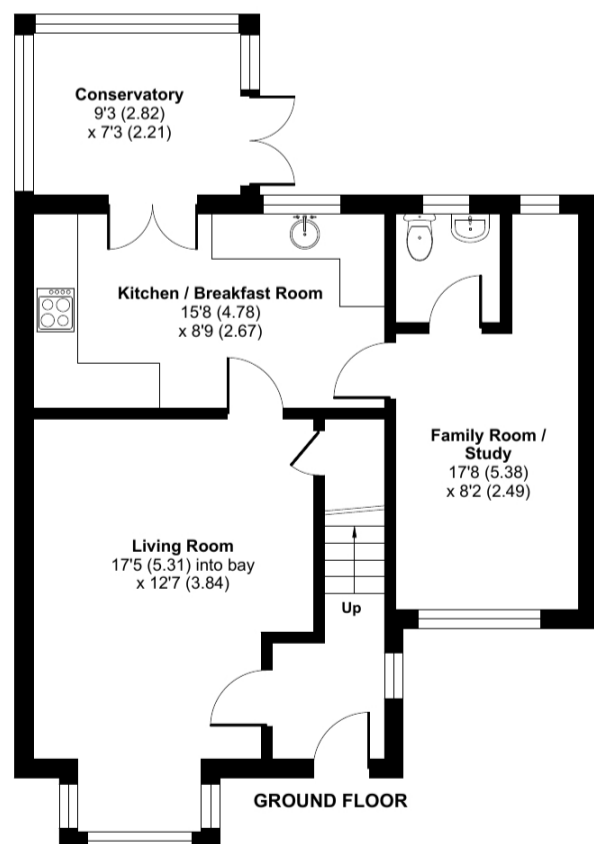




Approximate Area = 1162 sq ft / 107.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	84



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1052182

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

Tucked away in a small cul de sac this 4 bedroom detached family home is offered in excellent condition throughout and boasts a versatile and spacious family friendly layout. Just move in !!

- Off road parking for 3 cars
- South-west facing, private, rear garden
- Master bedroom with en suite and built in wardrobe
- Electric car charging point.
- Windows replaced in 2021
- Stylish re-fitted kitchen with integrated appliances

GROUND FLOOR

Entrance Hall

Composite front door leading to entrance hall. Double glazed window to side aspect. Radiator. Slate effect tiled flooring. Stairs rising to first floor and door to lounge.

Living Room

17' 5" x 12' 7" (5.31m x 3.84m) Double glazed walk in bay window to front. Oak flooring. Radiator. Under stairs storage cupboard.

Family Room/Study

17' 8" x 8' 2" (5.38m x 2.49m) Double glazed windows to front and rear. Radiator. Slate effect tiled flooring. Door to cloakroom.

Kitchen/Breakfast Room

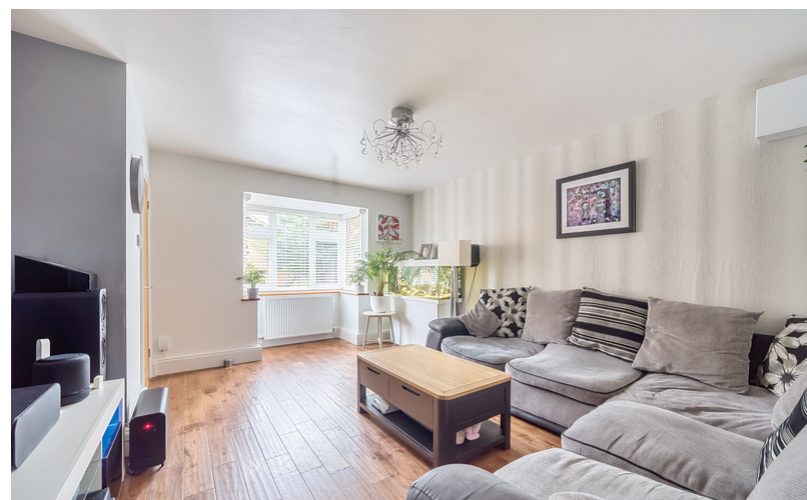
15' 8" x 8' 9" (4.78m x 2.67m) A range of navy wall and base units with work surface over. Integrated oven, microwave with grill and eight ring induction hob with extractor hood over. Integrated dishwasher and washing machine. Space for American style fridge freezer. Inset composite sink and drainer unit with hose tap. Vinyl flooring. Double doors to conservatory.

Conservatory

9' 3" x 7' 3" (2.82m x 2.21m) Fully glazed conservatory with French doors to rear garden. Ceramic tiled flooring. Radiator. Power sockets.

Cloakroom

Suite comprising vanity wash hand basin and low level WC. Obscured double glazed window to rear. Slate effect tiled flooring.



FIRST FLOOR

Landing

Storage cupboard housing hot water tank with fitted shelving. Loft access to part boarded loft with ladder and light.

Bedroom 1

12' 10" x 8' 2" (3.91m x 2.49m) Double glazed window to front. Built in wardrobe with shelf and rail. Radiator. Door to:

En-suite

White suite comprising low level WC, vanity wash hand basin and tiled shower cubicle with power shower, rainfall head and glass door. Ceramic tiled flooring. Chrome heated towel rail. Shaver point and two wall mirrors. Obscure double glazed window to rear.

Bedroom 2

13' 7" x 9' 3" (4.14m x 2.82m) Double glazed window to front. Radiator.

Bedroom 3

10' 7" x 9' 3" (3.23m x 2.82m) Double glazed window to rear. Radiator. Wood effect vinyl flooring.

Bedroom 4

8' 10" x 6' 9" (2.69m x 2.06m) Double glazed window to front. Radiator.

Bathroom

Suite comprising double ended bath with hand held shower, vanity wash hand basin and concealed cistern WC. Obscure double glazed window to rear. Ceramic tiled flooring. Chrome heated towel rail.

OUTSIDE

Parking

Block paved driveway providing off road parking for three vehicles. Wall mounted car charging point. Gate leading to rear garden.

Rear Garden

Private, enclosed, south-west facing rear garden. Paved patio area with pergola over. Mainly laid to lawn with flower and shrub borders. Small pond. Gated access to front. External light and water tap.

