



Whitecrofts, Stotfold, Hitchin, Hertfordshire. SG5 4EB

| Satchells





## 3 Bedroom Detached Bungalow

### Guide Price £475,000 Freehold

Situated in a quiet cul-de-sac in the heart of Stotfold, this well-presented CHAIN FREE three-bedroom detached bungalow offers spacious accommodation.

The lovely home features a bright and airy open-plan living and dining area, seamlessly connected to a sitting area that opens out to a generous rear garden. There is a well-appointed kitchen, three well-proportioned bedrooms, wet room and separate wc. Outside, the property boasts a detached garage, a block paved driveway with ample off road parking, utility room, and excellent potential to extend (stpp). With local amenities, schools, and transport links all within easy reach, this charming bungalow combines comfortable living with long-term potential.

- Cul-de sac location
- Good sized rear garden
- Garage and parking
- Potential to extend (STPP)
- Chain free
- Three bedrooms
- Double glazing
- Through lounge/dining room
- Must be viewed
- EPC rating E. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Porch:**

Doors lead to the living room and WC.

### **WC:**

A white suite comprising low level WC and wash hand basin. Storage cupboard. Double glazed window to side. Vinyl flooring.

### **Living Room:**

Abt. 24' 1" x 9' 8" (7.34m x 2.95m) A large open plan living room with twin aspect double glazed windows to the front. Feature fireplace with inset coal effect living flame gas fire. Carpet as fitted.

### **Sitting Room:**

Abt. 10' 0" x 9' 4" (3.05m x 2.84m) Dual aspect double glazed windows to side and rear. Double glazed door leading to the rear garden. Radiator. Carpet as fitted.

### **Kitchen:**

Abt. 9' 0" x 7' 0" (2.74m x 2.13m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Gas cooker point. Space for fridge/freezer. Part tiled walls. Built-in storage cupboard. Dual aspect double glazed windows front and side. Double glazed door leading to the rear garden. Vinyl flooring.

### **Principal Bedroom:**

Abt. 13' 3" x 9' 0" (4.04m x 2.74m) Double glazed window to side. A range of fitted wardrobes. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 9' 0" x 9' 0" (2.74m x 2.74m) Double glazed window to side. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 10' 0" x 8' 0" (3.05m x 2.44m) Double glazed window to rear. Radiator. Carpet as fitted.



**Wet Room:**

A white suite with walk in shower area and pedestal wash hand basin. Part tiled walls. Double glazed window to the side. Loft access. Vinyl flooring.

**Outside****Front Garden:**

An attractive front garden with a variety of plants and shrubs. Parking for 2 cars. A single brick-built garage.

**Rear Garden:**

A good size, mature rear garden with a patio area leading to an established lawn with flower and shrub borders. separate stone area.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





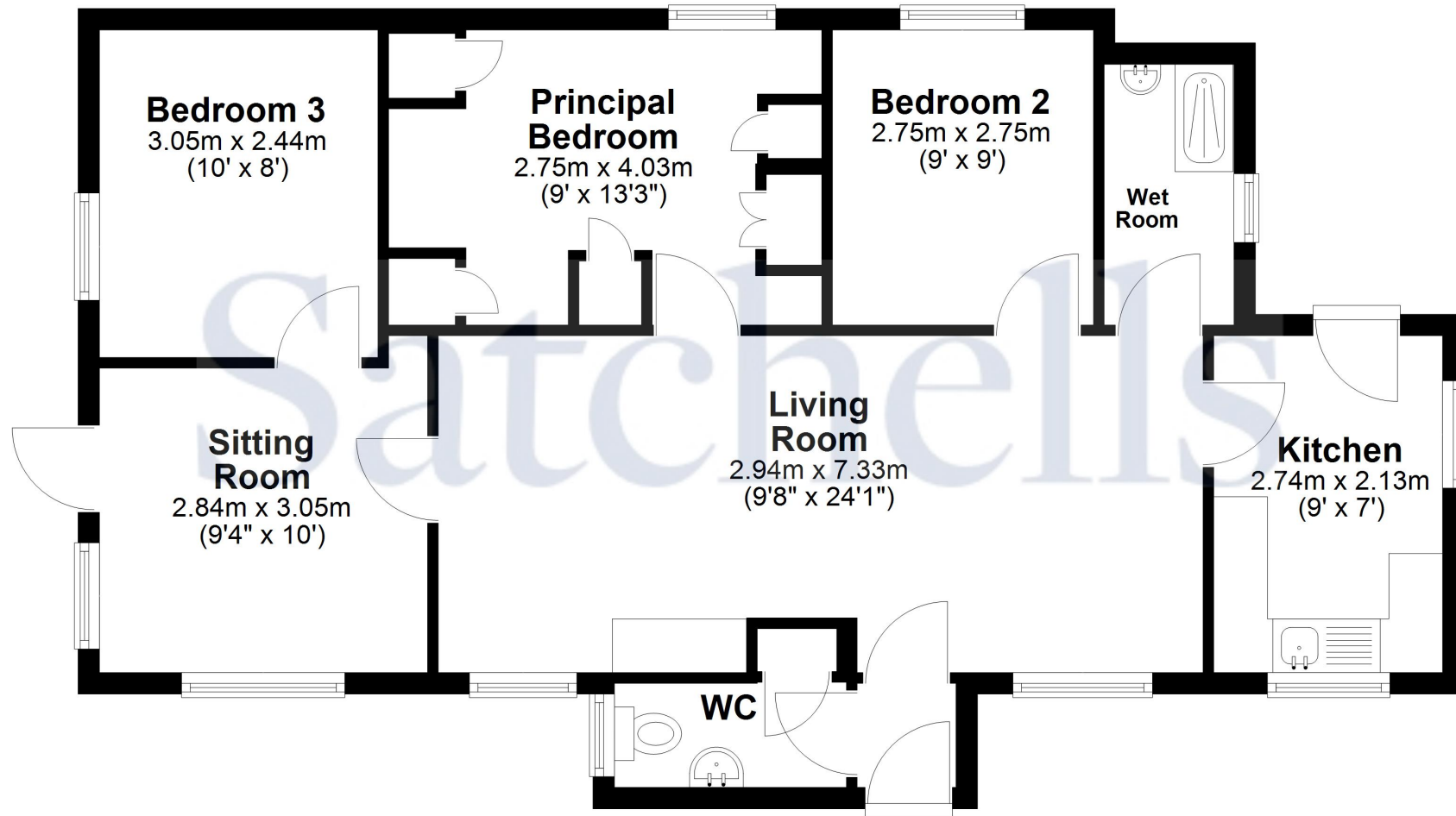


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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## Ground 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.