



Coppice Mead, Stotfold, Hitchin, Hertfordshire. SG5 4JX





4 Bedroom Detached House

Guide Price £500,000 Freehold

Offered to the market chain free is this extended four bedroom detached family home that is located on a popular no through road close to the heart of Stotfold.

As you step into the property you are greeted by a spacious entrance porch that opens into the dining room, fitted kitchen with breakfast bar, family bathroom and extended living room with feature electric fireplace. The extension further creates a garden room that is a wonderful addition to the already generous home. To the first floor are four bedrooms and shower room. Externally are gardens to the front and rear, an attached double length garage and a driveway that provides off road parking for two cars.



- CHAIN FREE
- Extended family home
- Generous living room
- Fitted kitchen with separate dining room
- Spacious garden room
- Family bathroom and shower room
- Four bedrooms
- Attractive gardens
- Garage and driveway
- EPC rating D. Council tax band E

Ground Floor:**Entrance:**

A spacious entrance with half wall and arch that leads to the dining room. Double glazed door. Double glazed window. Radiator. Tiled flooring.

Dining Room:

Abt. 9' 11" x 9' 10" (3.02m x 3.00m) A bright space with large storage cupboard. Radiator. Carpet as fitted.

Kitchen:

Abt. 15' 2" x 7' 3" (4.62m x 2.21m) The kitchen offers a range of eye and base level units with ample work surface and breakfast bar. Integrated tower oven with separate hob. Space for under counter fridge and freezer, dishwasher and washing machine. Single stainless steel sink with drainer. Tiled splash back. Double glazed window to front and side. Double glazed side door. Vinyl flooring.

Inner Hall:

Under stairs cupboard. Stairs to first floor. Double glazed window to side. Carpet as fitted.

Living Room:

Abt. 17' 10" x 17' 7" (5.44m x 5.36m) A vast room with feature electric fireplace. Double glazed window to rear. Two radiators. Carpet as fitted.

Garden Room:

Abt. 22' 6" x 9' 2" (6.86m x 2.79m) A brilliant addition to the already generous home. Double glazed patio doors to garden. Double glazed bay window. Wooden flooring. Radiator.

Bathroom:

A three piece white suite comprising panelled bath, pedestal hand wash basin and low level WC. Fully tiled walls. Mirrored wall hung vanity unit. Heated towel rail. Extractor fan. Tiled flooring.

First Floor:**Landing:**

Access to loft and airing cupboard. Carpet as fitted.

Bedroom One:

Abt. 10' 10" x 10' 3" (3.30m x 3.12m) Built-in bedroom furniture comprising wardrobes and drawers. Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 10' 4" x 10' 0" (3.15m x 3.05m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 10" x 6' 11" (3.30m x 2.11m) Built-in bedroom furniture comprising wardrobes and drawers. Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 7'4" x 6'10" (2.24m x 2.06m) Double glazed window to front. Wood effect wall. Radiator. Laminate flooring.

Shower Room:

A three piece suite comprising walk-in shower cubicle, low level WC and corner pedestal hand wash basin. Fully tiled walls. Extractor fan. Double glazed window to side. Tiled flooring.

Outside:**Garden:**

Outside the property offers both front and rear gardens. The garden to the rear offers a well maintained space over two levels with two patio areas perfect for alfresco dining. Space for shed. Covered side passageway.

Parking:

The property boasts a double length garage with driveway for two cars.

Additional Information:**Agents Note:**

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



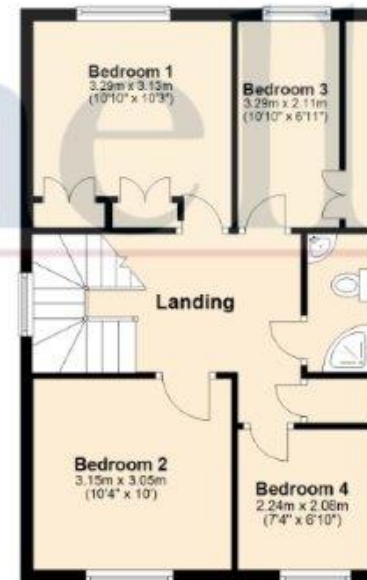


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Ground Floor



First Floor



Total area: approx. 148.8 sq. metres (1601.7 sq. feet)

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.