



Trinity Road, Stotfold, Hitchin, Hertfordshire. SG5 4EQ





4 Bedroom Semi-Detached House

Guide Price £450,000 Freehold

A spacious, extended family home that offers a versatile and flexible living space making it a fantastic home for a growing family or multi generational living.

The main accommodation comprises of an entrance hall, a 23ft living room, a super kitchen/dining room with quartz worktops, integrated appliances and bi-fold doors opening out to the rear garden, separate utility room and cloakroom to the ground floor. To the first floor are three generous bedrooms and a refitted family bathroom. This is then complimented by bedroom four with its own shower room that has a separate access point to the rest of the property. Externally is a good size rear garden with a large timber summerhouse with power and light, and a good size frontage that provides off road parking for 4-5 cars



- Extended semi detached family home
- Entertaining kitchen / dining room
- Spacious living room
- Utility room
- Three/four bedrooms
- Refitted family bathroom
- Shower room to bedroom four
- Driveway parking for 4-5 cars
- Private mature garden
- EPC rating C. Council tax band C

Ground Floor

Entrance Hall:

Double glazed window to front. Stairs to first floor with cupboard under. Laminate flooring.

Living Room:

Abt. 23' 11" x 12' 6" (7.29m x 3.81m) A large living room with double glazed bay window to front. Contemporary vertical radiator plus further radiator. Television point. Laminate flooring. Opening to kitchen/dining room.

Kitchen/Dining Room:

Abt. 19' 2" x 11' 11" (5.84m x 3.63m) A spacious kitchen/dining room comprising a comprehensive range of eye and base level units with quartz worktops incorporating a breakfast bar. Inset stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated dishwasher. Space for fridge freezer. Tiled splash back area. Double glazed bi-fold doors leading out to the rear garden. Contemporary vertical radiator. Inset ceiling lights. Laminate flooring.

Utility Room:

Abt. 12' 2" x 6' 2" (3.71m x 1.88m) Double glazed window to side. Fitted larder unit. Worktop. Radiator. Laminate flooring.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Half tiled walls. Double glazed window to side. Heated towel rail. Tiled flooring.

Bedroom Four:

Abt. 14' 0" (max) x 10' 1" (4.27m x 3.07m) Accessed via a double glazed door to the side. Double glazed window to rear. Worktop with inset wash hand basin. Radiator. Laminate flooring.

Shower Room:

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.

First Floor

Landing:

Double glazed window to side. Loft access. Linen cupboard. Carpet as fitted.

Bedroom One:

Abt. 13' 8" x 13' 2" (4.17m x 4.01m) Double glazed window to rear. Radiator. Picture rail. Carpet as fitted.

Bedroom Two:

Abt. 11' 0" x 9' 11" (3.35m x 3.02m) Double glazed window to front. Radiator. Picture rail. Carpet as fitted.

Bedroom Three:

Abt. 8' 5" x 7' 11" (2.57m x 2.41m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

Abt. 6' 3" x 5' 9" (1.91m x 1.75m) A fitted white suite. Pedestal basin with mixer tap and shower over bath. Vanity unit with inset wash hand basin and low level WC. Double glazed window to rear. Extractor fan. Heated towel rail. Inset ceiling lights. Fully tiled walls and flooring.

Outside**Front Garden:**

A good size frontage with a driveway and stoned area that provides off road parking for 4/5 cars retained by a hedge and dwarf brick wall.

Rear Garden:

A private rear garden with a paved patio area leading to an established lawn. Variety of trees. External electric socket. Gated side access. Access to the summer house.

Summer House:

Abt. 15' 6" x 9' 0" (4.72m x 2.74m) A large timber summer house, accessed by double doors, with power and light. Double glazed windows. Vinyl flooring.

Agents Note:

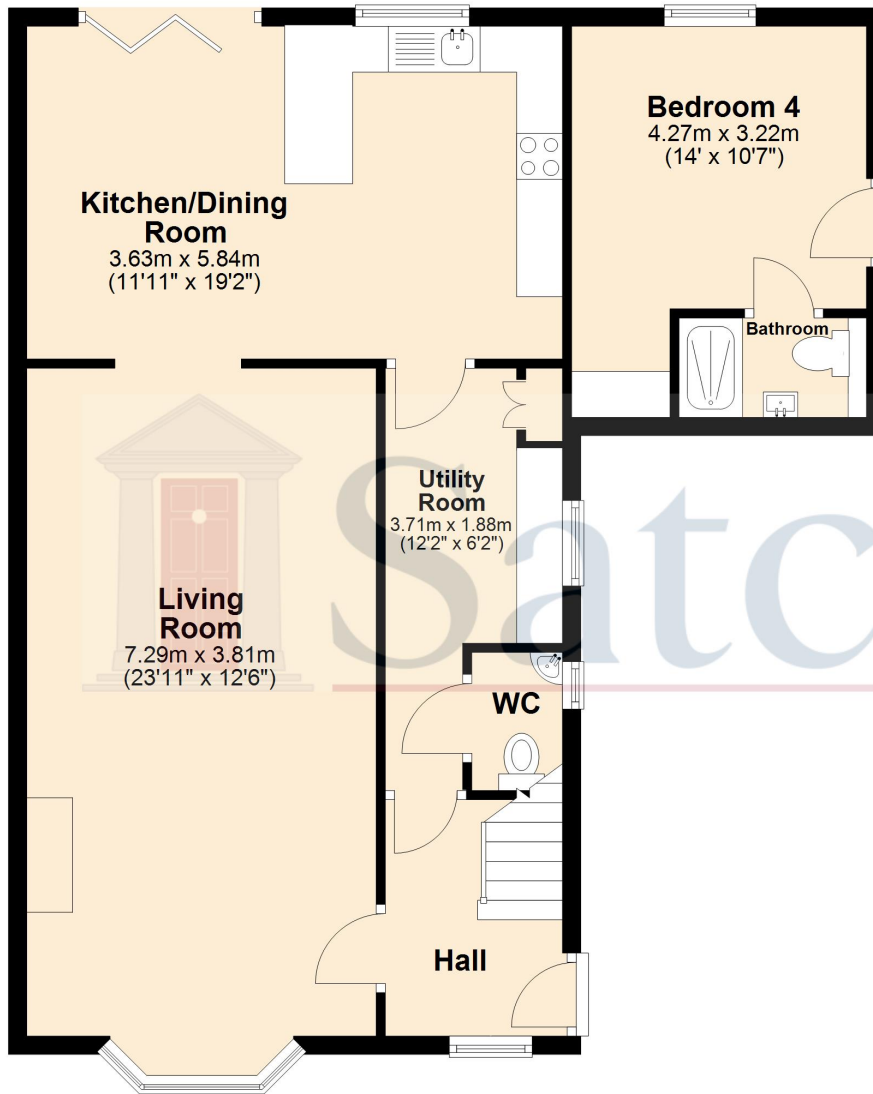
Draft particulars yet to be approved by the vendor and may be subject to change.



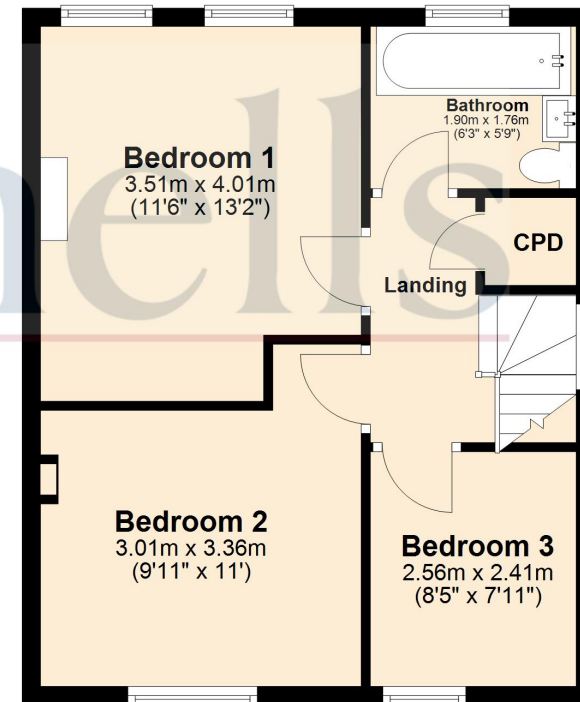


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.