



Rook Tree Lane

Stotfold, Hitchin,
Bedfordshire, SG5 4DL
£450,000

country
properties

This delightful 2/3 bedroom detached home offers versatile living throughout, stunning field views from the master bedroom, a garage and off road parking. Situated just a short walk to the local amenities, Stotfold Mill, Nature reserve and has easy access to Arlesey main line station and A1(M).

- Offered with no onward chain
- Countryside walks on your doorstep
- Off road parking for up to 2 cars and garage
- Peaceful location
- Beautifully presented throughout - Just move in !
- South west facing easy to maintain rear garden
- Countryside views from the master bedroom

INTERNAL

GROUND FLOOR

Entrance Porch

Tiled effect vinyl flooring. Window to front aspect. Multi pane door to Entrance Hall.

Entrance Hall

Tiled effect vinyl flooring. Doors to Living Room, Study, Kitchen and Dining Room and Cloakroom. Radiator. Carpeted stairs rising to first floor.

Kitchen

14' 0" x 8' 3" (4.26m x 2.52m) A range of wall and base units with worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Integrated double oven and induction hob with stainless steel extractor hood over and glass splashback. Tiled splashbacks. Integrated dishwasher. Space for washing machine. Space for fridge/freezer. Storage/pantry cupboard housing a boiler. Radiator. Ceramic tiled flooring. Door into Dining Room. Multi pane window to rear aspect and part glazed door to side aspect.

Dining Room

16' 6" (max) x 8' 11" (max) (5.04m max x 2.71m max) Two windows to rear aspect and French patio door onto rear garden. Parquet wood flooring. Radiator.

Living Room

13' 9" (max) x 12' 8" to bay (4.18m max x 3.85m to bay) Bay window to front aspect. Parquet wood flooring. Feature electric fireplace. Radiator.



Study

10' 9" (max) x 10' 1" (to bay) (3.28m max x 3.07m to bay) Bay window to front aspect. Wood effect flooring. Radiator.

Cloakroom

Wash hand basin and low level WC. Wood paneling to dado height. Tiled flooring. Obscure window to side aspect. Radiator.

FIRST FLOOR

Landing

Doors to both bedrooms and bathroom. Over stairs storage cupboard.

Bedroom One

15' 5" (into bay) x 11' 11" (max) (4.69m into bay x 3.64m max) Dormer window to front aspect. Fitted carpet. Built in wardrobes. Part pitched ceiling. Storage space in eaves. Radiator.

Bedroom Two

15' 5" (into bay) x 11' 3" (max) (4.69m into bay x 3.42m max) Dormer window to front aspect. Built in storage cupboard. Part pitched ceiling. Storage in eaves. Loft access. Radiator.

Bathroom

Bathroom suite comprising vanity wash hand basin, low level WC and bath tub with shower over and shower screen to side. Tiled flooring. Victorian style radiator. Obscure window to rear aspect.

OUTSIDE

Front Garden and Driveway

Mainly laid to lawn with flower and scrubs. Gates side access to rear. Paved path and steps to front door. Block paved driveway with off road parking space for two cars.

Rear Garden

Rear garden mainly laid to lawn, paved patio area and raised flower beds. Side gated access. Personal door to garage.

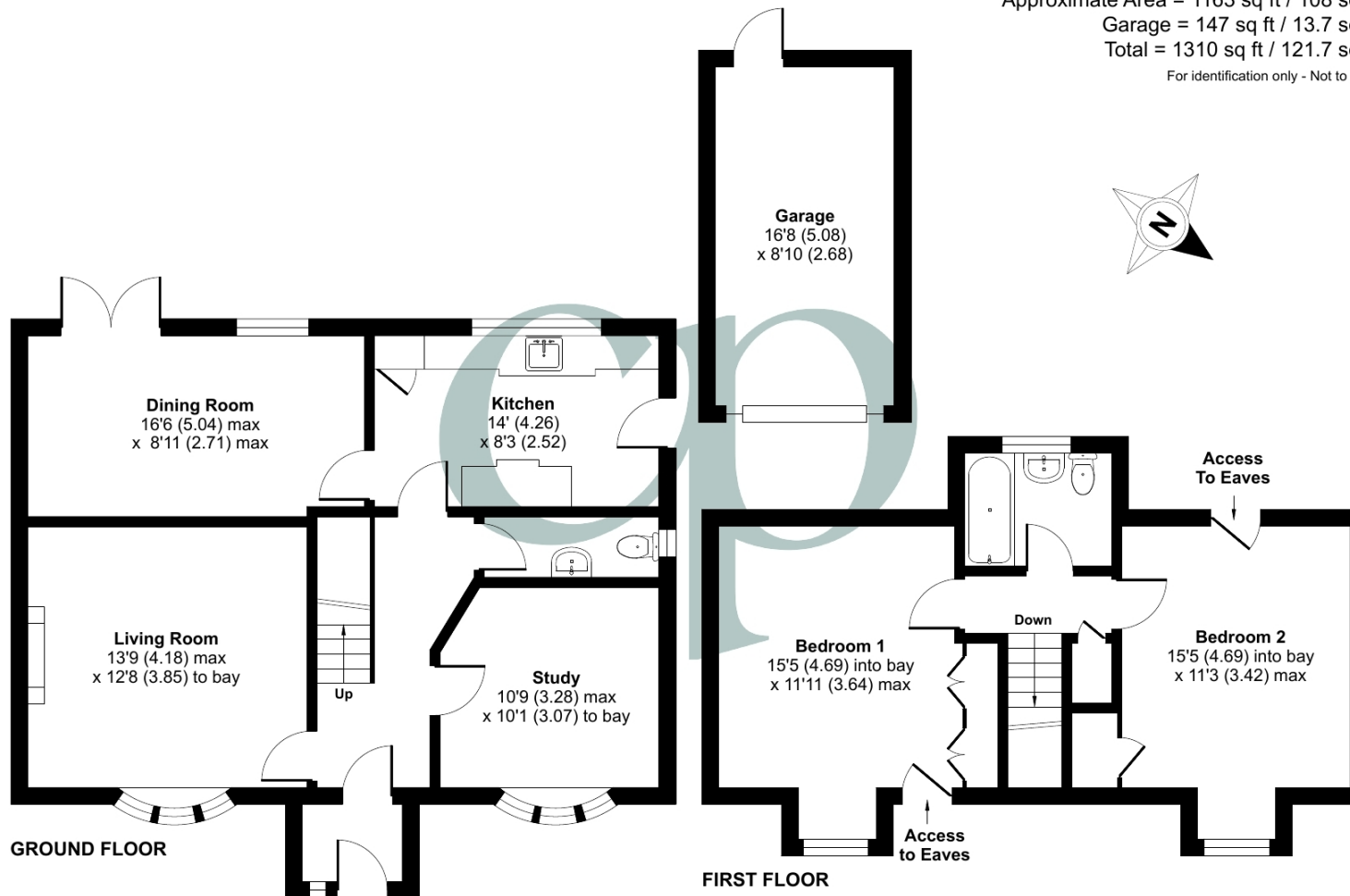
Garage

16' 8" x 8' 10" (5.08m x 2.68m) Single garage with up and over door. Personal door from rear garden.



Approximate Area = 1163 sq ft / 108 sq m
 Garage = 147 sq ft / 13.7 sq m
 Total = 1310 sq ft / 121.7 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	81
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1305025

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Viewing by appointment only

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