



18 Common Road, Stotfold, Hitchin, Hertfordshire. SG5 4BX







## 4 Bedroom Semi-Detached House

### Guide Price £550,000 Freehold

Early viewing is highly recommended on this beautiful family home that has been extended to provide a stunning open plan kitchen/dining/family room with bi-fold doors opening out to the established rear garden.

Offering great space for the family, and those that like to entertain, the open plan kitchen/dining/family room boasts a part vaulted ceiling with electrically operated velux windows, a log burner and high end integrated appliances as well as a central island. Bi-fold doors then open full width to the rear and lead out to a composite decking area and wonderful rear garden beyond. The ground floor accommodation further comprises entrance hall, sitting room/bedroom, utility room and shower room. To the first floor are three bedrooms and a refitted shower room. Externally, the driveway to the front provides off road parking for 5/6 vehicles and there is a large workshop located in the rear garden.

- Stunning extended family home
- Open plan kitchen/dining/family room
- Utility room
- Ground & first floor shower rooms
- Three/four bedrooms
- Established gardens
- Driveway parking for 5/6 cars
- Timber workshop
- Must be viewed internally
- Awaiting EPC. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed composite front door with double glazed flank windows.

### **Entrance Hall:**

Stairs to first floor with fitted modular storage and understairs cupboard. Radiator. Inset ceiling lights. LVT flooring.

### **Sitting Room/Bedroom:**

Abt. 13' 9" x 10' 10" (4.19m x 3.30m) Double glazed bay window to front with fitted shutters. Feature brick built fireplace and hearth. Radiator. Carpet as fitted.

### **Kitchen/Dining/Living Room:**

Abt. 25' 6" x 24' 8" max (7.77m x 7.52m) An extended kitchen/dining/living room with part vaulted ceiling and full width bi-fold doors opening out to the rear garden. Three electrically operated velux windows with electric fitted blinds. The kitchen is superbly fitted with a comprehensive range of eye and base level "high gloss" units with undercupboard lighting and ample worktops. Single drainer stainless steel sink unit. Built in eye level double electric oven. Integrated fridge, freezer and dishwasher. Central island with inset Zanussi induction hob and AEG retractable extractor hood. Television point. Inset ceiling lights. LVT flooring with underfloor heating.

### **Utility Room:**

Abt. 6' 11" x 6' 1" (2.11m x 1.85m) Fitted with units to match those of the kitchen. Plumbing for automatic washing machine. Double glazed door to side. Extractor fan. Inset ceiling lights. LVT flooring with underfloor heating.

### **Shower Room:**

A white suite comprising a walk in shower area with rainfall shower and glass screen, vanity unit with inset wash hand basin and low level wc with concealed cistern. Heated towel rail. Double glazed window to front. Extractor fan. Inset ceiling lights. Fully tiled walls and flooring with underfloor heating.

## **First Floor**

### **Landing:**

Double glazed window to side. Cupboard housing gas boiler. Access to a fully boarded loft space via a retractable ladder. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 3" x 10' 7" (3.73m x 3.23m) Double glazed window to front. A range of fitted shelving and hanging space. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 12' 8" x 10' 7" (3.86m x 3.23m) Double glazed window to rear. Radiator. Inset ceiling lights. Carpet as fitted.



**Bedroom Three:**

Abt. 6' 11" x 5' 11" (2.11m x 1.80m) Double glazed window to front. Radiator. Coved ceiling. Inset ceiling lights. Carpet as fitted.

**Bathroom:**

A white suite comprising a fully tiled double width shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level wc. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Fully tiled walls and flooring.

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

A good sized frontage that provides off road parking for 5/6 vehicles.

**Rear Garden:**

A long, mature and private rear garden. You step out of the bi-fold doors onto a large composite decking area with steps leading down to an established lawn. The borders are well stocked with a good variety of flowers, shrubs and plants. Within the garden is a large timber workshop with power and light. Gated side access.

**Additional Information:**

Please note that this property benefits from new doors and windows throughout and a new gas boiler was installed approximately 6 months ago.

**Agents Note:**

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





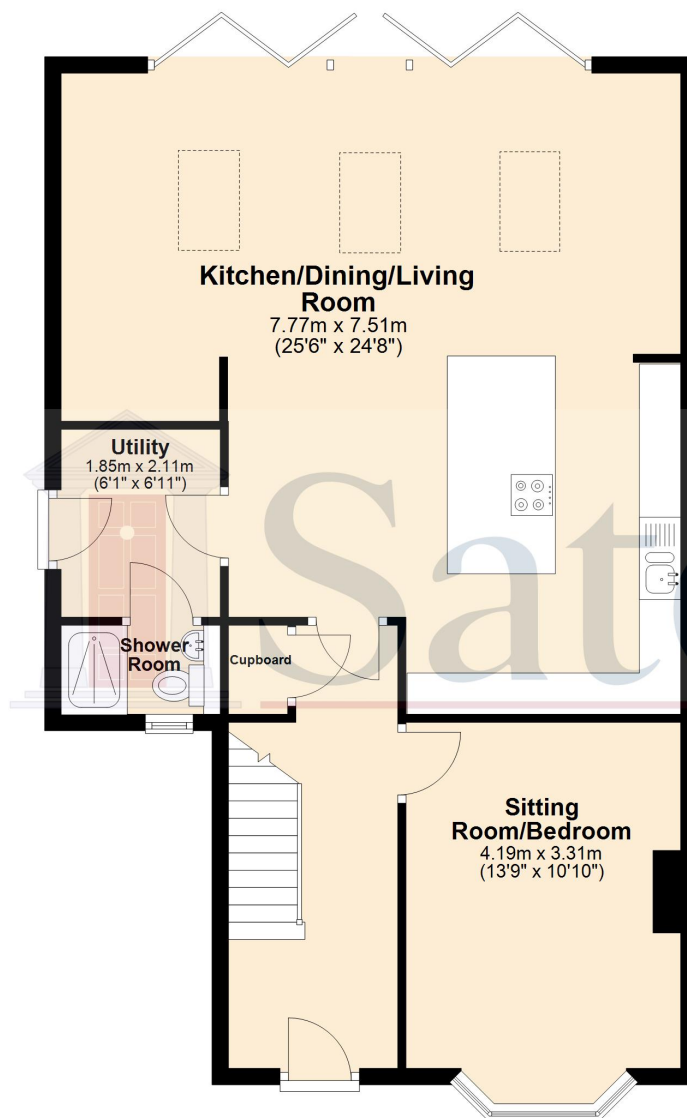


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

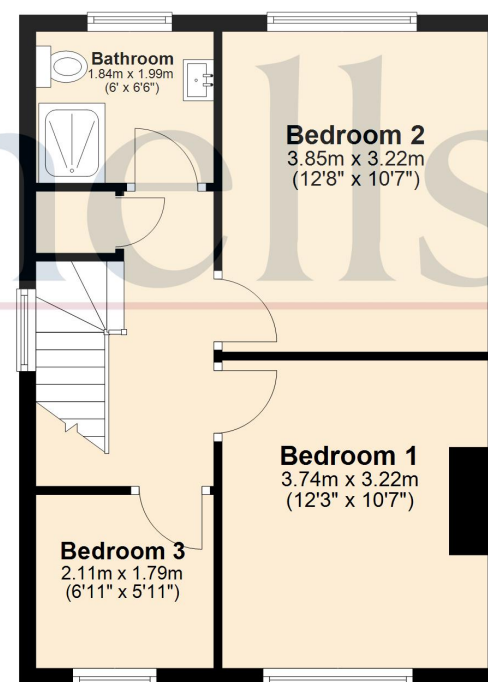




## Ground Floor



## First Floor



For illustration 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.