



**Brook Street**  
Stotfold, Hitchin,  
Bedfordshire, SG5 4JT  
**£850,000**

country  
properties

An exceptional four double bedroom detached family home, beautifully presented throughout and offering a superb family-friendly layout. At its heart lies a stunning 29ft stylish kitchen, refitted in 2020, complete with a large central peninsula and bi-fold doors opening onto the rear garden, creating an impressive indoor–outdoor flow ideal for modern living and entertaining. With three en-suites, a family bathroom, and a covered garden games area, this is a true “just move in” home designed perfectly for family life.

- Four double bedrooms with three en-suites
- Large central peninsula ideal for family living and entertaining
- Bi-Fold Doors Opening to Rear Garden
- Over 2000 sq. ft of versatile living accommodation
- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- 29ft stylish “heart of the home” kitchen, refitted in 2020
- New driveway in April 2025 with parking for up to 6 cars
- Garden pergola offering a covered games / seating area
- Two further reception rooms, downstairs shower room / utility and boot room
- Walking distance to local amenities, schools and countryside walks



## INTERNAL

## GROUND FLOOR

### Entrance Porch

Dual aspect windows to both sides. Tiled flooring. Archway into the Entrance hall.

### Entrance Hall

Wood effect laminate flooring. Doors onto Living room, Study, ground floor Utility/Shower room and Kitchen/Dining/Family Room. Carpeted stairs rising to first floor with understairs storage cupboards. Further storage cupboard. Radiator.

### Living Room

17' 1" into bay x 10' 1" max (5.21m into bay x 3.08m max) Bay window to front aspect with fitted shutters. Wood effect laminate flooring. Feature open fireplace. Radiator. Internal bi-fold doors onto Kitchen/Dining/Family room.

### Study

12' 6" into bay x 10' 0" max (3.80m into bay x 3.06m max) Bay window to front aspect with fitted shutters. Wood effect laminate flooring. Feature open fireplace. Radiator. Further window to side.

### Utility/Shower Room

Wall and base units with worksurfaces and upstands over. Plumbing and space for washing machine. Radiator. Vanity wash hand basin with tiled splashbacks, low level WC and double shower cubicle. Heated towel rail. Window to side aspect.

### Kitchen/Dining/Family Room

29' 4" max x 26' 9" max (8.94m max x 8.15m max) Open plan Kitchen / Dining / Family room with windows to both sides, left side window with fitted cat flap. Window to rear aspect and bi-fold doors onto rear garden. Kitchen with a range of wall and base units with Quartz worksurfaces with upstands over. Belfast ceramic butler sink with waste disposal and swan neck instant hot water mixer tap over. Two integrated Smeg ovens with grill. Space for American fridge/freezer. Central kitchen island with breakfast bar, base units, integrated wine cooler and inset downward draft induction hob with built in extractor. Integrated dishwasher. Integrated fridge/freezer. Underfloor heating in Family room area. Airconditioning unit. Feature lantern window. Wood effect vinyl flooring. Radiator. Stable door to Boot room.



## Boot Room

16' 10" x 8' 9" (5.14m x 2.67m) Window to rear aspect and patio door onto rear garden. Airconditioning unit. Gated room divider. Tiled flooring with underfloor heating. Storage cupboard housing combination boiler. Door to front.

## FIRST FLOOR

### Landing

Loft hatch. Doors to all bedrooms and family bathroom.

### Bedroom One

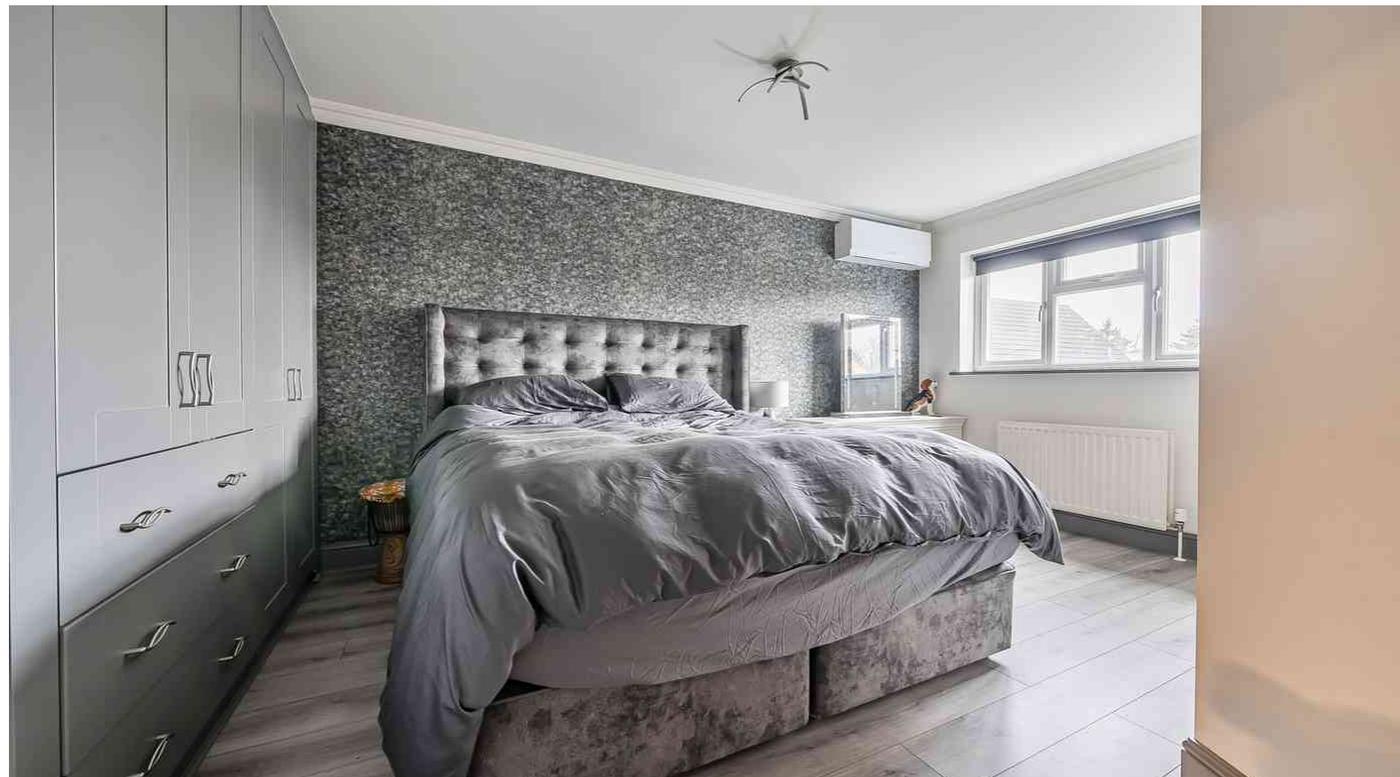
16' 4" max x 13' 1" max (4.99m max x 3.98m max) Master bedroom with window to rear aspect. Built in wardrobes. Wood effect laminate flooring. Airconditioning unit. Radiator. Door to En suite.

### En Suite

Suite comprising vanity wash hand basin, low level WC and fully tiled walk in shower cubicle. Wall mounted mirror. Heated towel rail. Window to rear aspect.

### Bedroom Two

17' 1" into bay x 10' 1" max (5.21m into bay x 3.08m max) Bay window to front aspect with fitted shutters. Wood effect laminate flooring. Build in wardrobes. Airconditioning unit. Radiator. Door to En Suite.



## En Suite to Bedroom Two

Fully tiled suite comprising vanity wash hand basin, low level WC and shower cubicle. Heated towel rail. Window to front aspect.

## Bedroom Three

13' 6" max x 13' 5" max (4.11m max x 4.09m max) Window to rear aspect. Wood effect laminate flooring. Airconditioning unit. Radiator. Door to Shower room.

## En Suite Shower Room

Fully tiled shower room comprising wash hand basin and single shower cubicle. Heated towel rail.

## Bedroom Four

13' 2" into bay x 10' 2" max (4.01m into bay x 3.09m max) Bay window to front with fitted shutters. Wood effect laminate flooring. Radiator.

## Bathroom

Fully tiled bathroom suite comprising wash hand basin with mixer tap and wall fitted bathroom mirror, low level WC and free standing bathtub with mixer tap and shower over. Feature arch with inset mirror. Obscure window to side. Heated towel rail. Radiator.

## OUTSIDE

### Front Garden and Driveway

Laid to decorative stones. Gated side access to rear. Shaped low brick border and established magnolia tree. Parking space for up to six cars.

### Rear Garden

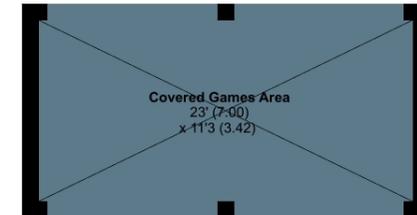
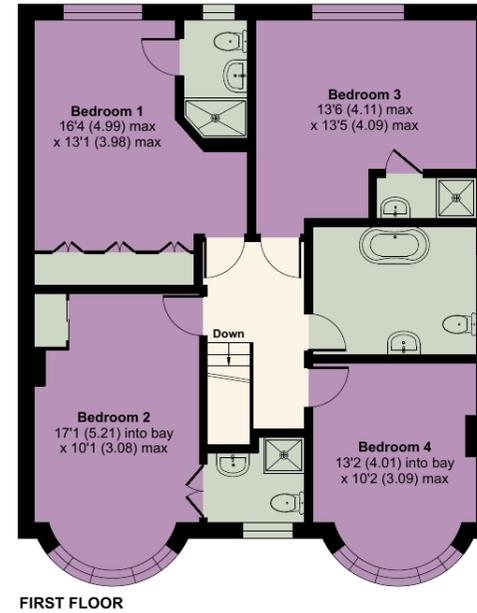
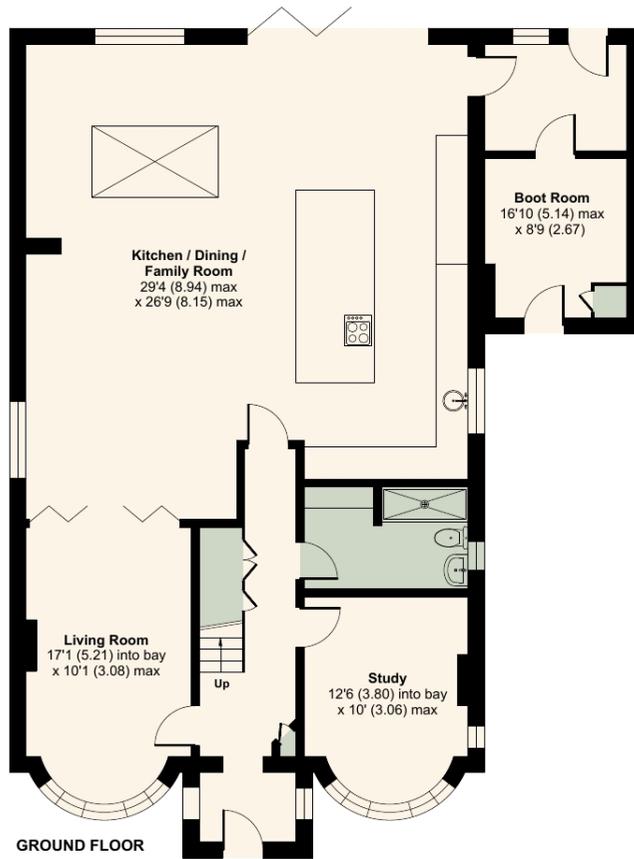
Fully enclosed landscaped rear garden mainly laid to lawn, with paved patio areas. Contemporary pergola over games/seating area to rear with external power sockets, feature lighting and fitted heater.





Approximate Area = 2292 sq ft / 212.9 sq m (excludes games area)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Country Properties. REF: 1416982



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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