



# Regent Street

Stotfold, Hitchin,  
Bedfordshire, SG5 4EA  
Guide Price £450,000

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properties



**\*\* JUST MOVE IN !! \*\*** This brand new 3 bedroom detached home with an excellent finish and off road parking to rear for 2 cars is well situated for local schools and amenities.

- Off road parking for 2 cars to the rear with EV charging point
- 10 year builders warranty
- Master bedroom with en- suite shower room
- Sash windows to the front of the property
- Stylish kitchen with integrated appliances
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)

## GROUND FLOOR

### Entrance Hall

Composite double glazed front door. Stairs rising to first floor. Large understairs storage cupboard. Radiator.

### Living Room

17' 5" x 14' 6" (5.31m x 4.42m) Large living room with double glazed window to rear. Double glazed french doors to rear garden. TV point. Radiator.

### Kitchen/ Dining Room

19' 3" into bay x 10' 8" max (5.87m x 3.25m) Fully fitted modern kitchen/dining room. A range of white gloss finish wall and base units with ample worksurfaces over. Single stainless steel sink and drainer with mixer tap over. Integrated electric oven. Built in ceramic hob with extractor hood over. Integrated dishwasher. Integrated washing machine. Space for fridge/freezer. TV point. Radiator. Vinyl flooring. Double glazed sash bay window to front and double glazed door to side.



## Cloakroom

White suite comprising vanity wash hand basin and low level WC. Tiled splashbacks. Extractor fan. Vinyl flooring. Double glazed sash window to front.

## FIRST FLOOR

## Landing

Large storage cupboard. Loft access. Doors into all rooms.

## Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m) Master bedroom with twin aspect double glazed sash windows to front. TV point. Radiator. Door to En-suite.

## En-suite

A white suite comprising vanity wash hand basin, low level WC and fully tiled shower cubicle. Tiled splashbacks. Airing cupboard. Extractor fan. Vinyl flooring. Radiator. Double glazed sash window to front.

## Bedroom Two

14' 5" max x 9' 1" max (4.39m x 2.77m) Double glazed window to rear. Radiator.

## Bedroom Three

14' 5" x 8' 0" (4.39m x 2.44m) Double glazed window to rear. Radiator.

## Family Bathroom

White bathroom suite comprising vanity wash hand basin, low level WC. Panelled bath with mixer tap and shower attachment over. Extractor fan. Radiator. Part tiled walls. Vinyl flooring. Double glazed window to side.

## OUTSIDE

## Front Garden

Front garden laid to lawn. Retaining wall. Path to front door.

## Rear Garden

Fully enclosed rear garden. Patio area. External power point. External lighting. Gated rear access.

## Parking

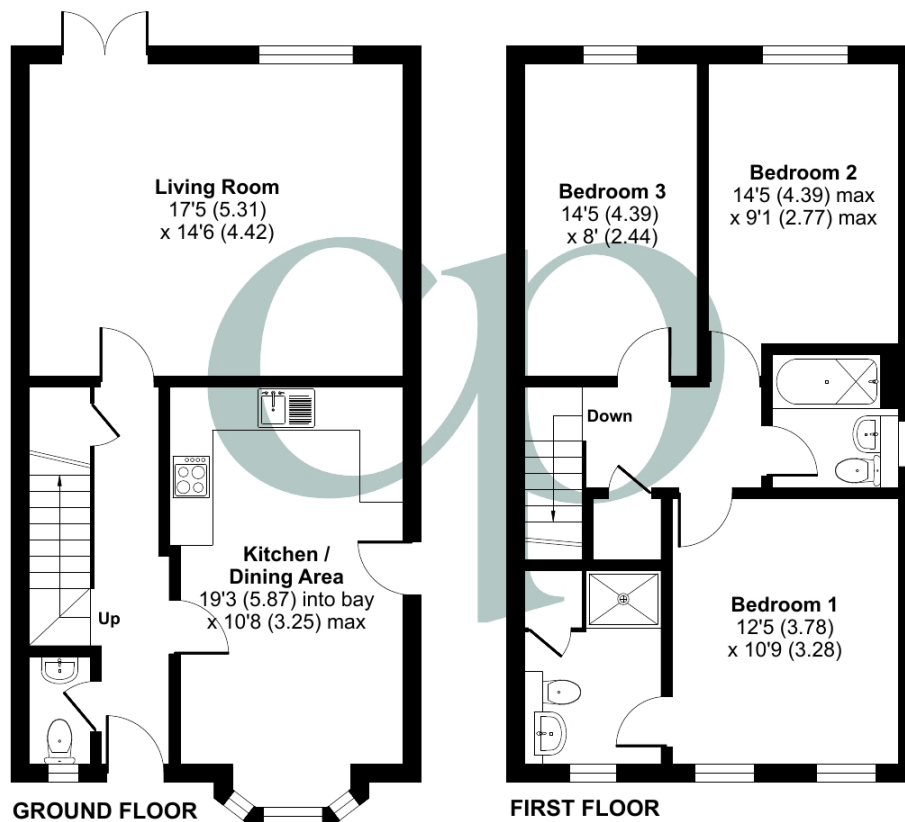
Allocated parking for two cars. Electric vehicle charging point.





Approximate Area = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1147028

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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