



The Mixies, Stotfold, Hitchin, Hertfordshire. SG5 4LF





3 Bedroom Semi-Detached House

Guide Price £375,000 Freehold

Internal viewing is highly recommended on this beautifully presented semi-detached family home located in a cul-de-sac in the heart of Stotfold with benefits such as a good size Westerly facing rear garden, garage and off-road parking for four cars.

Tastefully decorated throughout the accommodation comprises entrance hall, a through living room with lounge and dining areas that opens into the conservatory, and a fitted kitchen to the ground floor, whilst to the first floor are three generous bedrooms and a refitted family bathroom. For further details and your appointment to view please contact Satchells Stotfold.



- Semi detached family home
- Beautifully presented throughout
- Westerly facing rear garden
- Spacious living room
- Conservatory
- Fitted kitchen
- Three generous bedrooms
- Refitted bathroom
- Garage and driveway
- EPC rating D. Council tax band C

Ground Floor:**Front Door:**

Double glazed front door with double glazed flank window.

Entrance Hall:

Double glazed window to front. Fitted cloak and storage cupboards. Radiator. Stairs to first floor. Coved ceiling. Wood effect flooring.

Living Room:

Abt: 24' 3" x 10' 4" (7.39m x 3.15m) A good size living room with double glazed window to front. Two radiators. Television point. Coved ceiling. Carpet as fitted. Opening to conservatory.

Kitchen:

Abt: 13' 10" x 7' 8" (4.22m x 2.34m) A well-appointed kitchen comprising a good range of eye and base level units with under cupboard lighting and ample roll top worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob with extractor hood over. Integrated eye level double electric oven. Plumbing for automatic washing machine. Tiled splash back area. Cupboard housing gas boiler. Under stairs storage cupboard. Double glazed window to rear. Double glazed door to side. Coved ceiling, inset ceiling lights. Karndean tiled flooring.

Conservatory:

Abt: 10' 1" x 9' 4" (3.07m x 2.84m) Of brick and uPVC double glazed construction with double glazed French doors leading to the rear garden. Radiator. Wall lights. Carpet as fitted.

First Floor:**Landing:**

Double glazed window to side. Airing cupboard. Access to a boarded loft space via a retractable ladder. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt: 13' 9" x 9' 7" (4.19m x 2.92m) Double glazed window to front. A range of fitted wardrobes. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt: 10' 8" x 10' 5" (3.25m x 3.17m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt: 8' 2" x 7' 1" (2.49m x 2.16m) Double glazed window to front. Built-in over stairs cupboard. Radiator. Coved ceiling. Carpet as fitted.

Bathroom:

A refitted white suite comprising panelled bath with mixer tap, shower over and glass shower screen, vanity unit with inset hand wash basin and low level WC with concealed cistern. Heated towel rail. Dual aspect double glazed windows to side and rear. Part tiled walls. Inset ceiling lights. Vinyl flooring.

Outside:**Front Garden:**

A driveway for three cars leads to the garage and there is a further gravelled area that provides additional parking.

Rear Garden:

A good size Westerly facing rear garden with a paved patio area leading to an established lawn with attractive flower and plant borders. Raised decking area. Timber shed with power to remain. Gated side access. Outside light.

Garage:

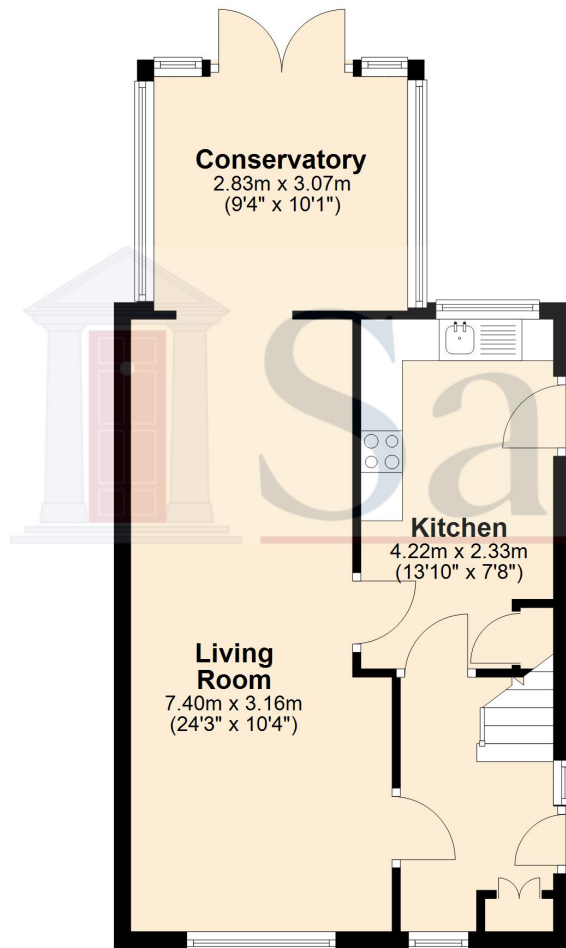
A single brick built garage with up and over door, power and light.



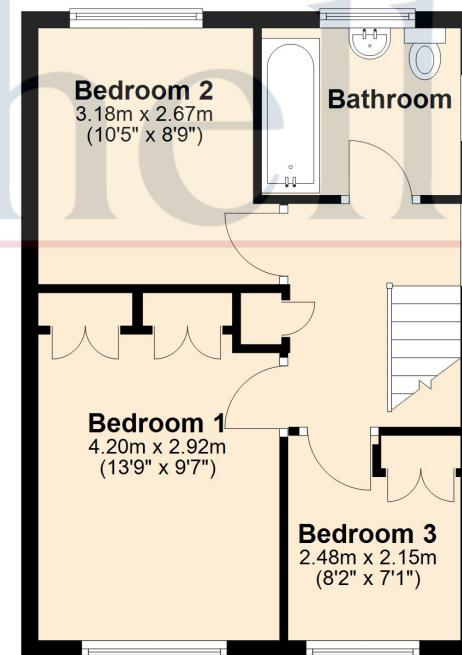


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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