



Maple Gardens, Stotfold, Hitchin, Hertfordshire. SG5 4SH

| Satchells





## 3 Bedroom Semi-Detached House

### Guide Price £425,000 Freehold

Built approximately eight years ago this modern family home is beautifully presented throughout and must be viewed internally.

The well-proportioned accommodation comprises entrance hall, cloakroom, a dual aspect living room with feature media wall and a fully fitted kitchen/dining room with integrated appliances and stone worktops to the ground floor. Upstairs are three good sized bedrooms, the principal with en-suite shower room and fitted wardrobes, and a family bathroom suite. Externally is a low maintenance rear garden with patio area and an artificial lawn, an attractive front garden, allocated parking for two cars and an EV charging point.

- Modern family home
- Stunning kitchen/dining room
- Dual aspect living room with media wall
- Ground floor cloakroom
- Three good size bedrooms
- En-suite to principal bedroom
- Family bathroom
- Low maintenance rear garden
- Allocated parking for two cars
- EPC rating B. Council tax band D

**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Inset ceiling lights. Tiled flooring.

**Cloakroom:**

A white suite comprising low level WC with concealed cistern and vanity unit with inset wash hand basin. Heated towel rail. Half tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.

**Living Room:**

Abt. 17' 6" x 11' 3" (5.33m x 3.43m) A dual aspect living room with double glazed windows to front and side with fitted shutters. A stunning media wall with inset contemporary electric fire. Television point. Two radiators. Carpet as fitted.

**Kitchen/Dining Room:**

Abt. 17' 6" x 9' 11" (5.33m x 3.02m) A large dual aspect kitchen/dining room comprising a comprehensive range of eye and base level units with ample stone worktops. Inset stainless steel one and a half bowl sink unit. Built-in induction hob with extractor over. Built-in eye level double electric oven. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Dual aspect double glazed windows to front and double glazed French doors leading to the garden. Radiator. Tiled flooring.

**First Floor:****Landing:**

Loft access. Radiator. Airing cupboard. Inset ceiling lights. Carpet as fitted.

**Bedroom One:**

Abt. 13' 9" max x 11' 3" (4.19m max x 3.43m) Double glazed window to front. A range of fitted wardrobes. Radiator. Media points. Carpet as fitted.

**En-Suite:**

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

**Bedroom Two:**

Abt. 9' 11" x 8' 7" (3.02m x 2.62m) Double glazed window to side. Radiator. Media points. Carpet as fitted.

**Bedroom Three:**

Abt. 9' 4" x 8' 7" (2.84m x 2.62m) Double glazed window to front. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising panelled bath with mixer tap, rainfall shower and glass screen, vanity unit with inset wash hand basin and low level WC with concealed cistern. Heated towel rail. Part tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.



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

An attractive frontage with a variety of shrubs, decorative stone and path to front door. EV charging point.

**Rear Garden:**

An attractive low maintenance garden with a paved patio area leading to an artificial law. Planted, raised beds. Timber shed to remain. Gated side access. Walled to side and rear. Outside tap. Outside light.

**Parking:**

Two allocated parking spaces.

**Additional Information:****Agents Note:**

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

**Anti-Money Laundering:**

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





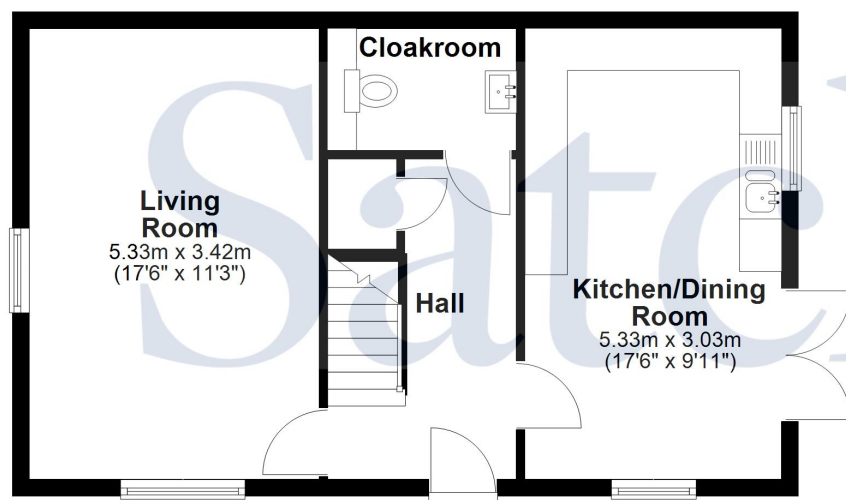


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

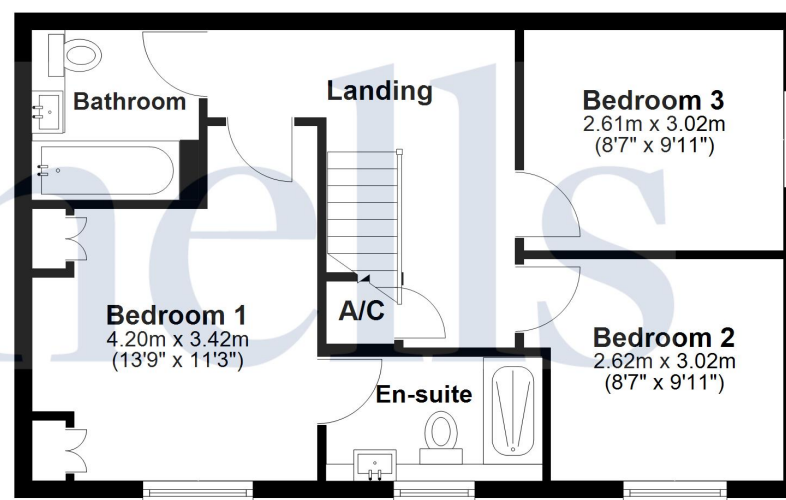
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## Ground Floor



## 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.