



Prince William Close, Stotfold, Hitchin, Hertfordshire. SG5 4PR





## 3 Bedroom Semi-Detached House

### Guide Price £425,000 Freehold

Located in a pleasant cul-de-sac on the popular Mill View development, within a stones throw of Kingfisher Walk, overlooking an open green and play area, and within the sought after Roecroft Lower School catchment area is this spacious family home with accommodation over three floors.

The ground floor comprises entrance hall, a large open plan kitchen/dining room with integrated appliances, utility room, cloakroom and conservatory. To the first floor is a dual aspect living room, bedrooms two and three, and the refitted family bathroom, whilst the first floor boasts the principal bedroom with separate dressing area, mezzanine study area and a refitted shower room. Externally is a good sized rear garden, garage and additional off road parking. This is a fantastic home in a superb location that must be viewed.



- Cul-de-sac
- Three generous bedrooms
- Refitted bathroom and shower room
- Spacious kitchen/dining room
- Conservatory
- Dual aspect living room
- Utility and cloakroom
- Mature rear garden
- Garage and parking
- EPC rating C. Council tax band D

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

Double glazed front door.

**Entrance Hall:**

Stairs to first floor. Radiator. Luxury vinyl tile flooring.

**Kitchen/Dining Room:**

Abt. 24' 4" x 11' 1" (7.42m x 3.38m) A large open plan space with dual aspect double glazed windows to front and side. Double glazed French doors leading to the conservatory. The kitchen area is fitted with a comprehensive range of eye and base level units with ample roll edge worksurfaces and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built-in induction hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Tiled splashback area. Two radiators. Understairs storage cupboard. Television point. Telephone point. Luxury vinyl tile flooring.

**Utility Room:**

Cupboard housing gas boiler. Plumbing for automatic washing machine. Worksurface. Extractor fan. Radiator. Luxury vinyl tile flooring.

**Cloakroom:**

A white suite comprising low level WC and pedestal wash hand basin. Tiled splashback area. Radiator. Double glazed window to side. Luxury vinyl tile flooring.

**Conservatory:**

Abt. 11' 11" x 10' 8" (3.63m x 3.25m) Of brick and Upvc double glazed construction with a glass roof. Double glazed French doors lead to the rear garden. Electric panel radiator. Power and light. Tiled flooring.

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

Stairs to second floor. Airing cupboard. Radiator. Carpet as fitted.

**Living Room:**

Abt. 19' 5" x 10' 8" (5.92m x 3.25m) A dual aspect living room with double glazed windows to front and rear. Two radiators. Television point. Laminate flooring.

**Bedroom Two:**

Abt. 12' 6" x 8' 1" plus recess (3.81m x 2.46m plus recess) Double glazed window to front. Radiator. Fitted double wardrobe with sliding mirror doors. Carpet as fitted.

**Bedroom Three:**

Abt. 11' 0" x 7' 11" (3.35m x 2.41m) Dual aspect double glazed windows to side and rear. Radiator. Laminate flooring.

**Family Bathroom:**

A recently refitted white suite comprising a panelled bath with mixer tap, shower over and glass screen, vanity unit with inset wash hand basin and a low level WC with concealed cistern. Shaver point. Fully tiled walls. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Luxury vinyl tile flooring.

**Second Floor:****Second Floor Landing:**

Carpet as fitted.

**Principal Bedroom:**

Abt. 12' 11" x 11' 2" (3.94m x 3.40m) A large master suite with double glazed dormer window to front. Double glazed window to side. Television point. Carpet as fitted. Open through to:

**Dressing Area:**

Abt. 8' 7" x 2' 6" (2.62m x 0.76m) to front of wardrobes. A range of fitted wardrobes. Radiator. Double glazed window to rear. Carpet as fitted.

**Mezzanine Study Area:**

Abt. 10' 9" x 5' 7" (3.28m x 1.70m) Wooden balustrade overlooking the lounge. Double glazed Velux window to rear. Radiator. Loft access. Telephone point. Carpet as fitted.

**Shower Room:**

A recently refitted white suite comprising an oversized fully tiled shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Heated towel rail. Fully tiled walls. Double glazed Velux window to front. Extractor fan. Inset ceiling lights. Luxury vinyl tile flooring.

**Outside:****Rear Garden:**

An attractive rear garden with a paved patio area leading to an established lawn with a variety of trees and shrubs. Outside tap. Outside light. Timber shed to remain. Gated access to garage.

**Garage and Parking:**

An oversized garage with an electrically operated roller door, power and light. Gate leading through to the rear garden. There is additional parking to the front.

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

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

**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.





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