



Hawthorn Croft, Stotfold, Hitchin, Hertfordshire. SG5 4RT





4 Bedroom End of Terrace House

Guide Price £435,000 Freehold

'The Moreton' is a substantial family home located on the popular Beauchamp Mill development on the outskirts of Stotfold and boasts accommodation over three floors.

- Four generous bedrooms
- En-suite to master bedroom
- Three piece bathroom suite
- Fully fitted kitchen/dining room
- Utility room
- Spacious living room
- Ground floor cloakroom
- Car port with parking
- Low maintenance garden
- EPC-B-Council tax band E

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Cloaks cupboard. Staircase leading to first floor. Radiator. Laminate flooring.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Extractor fan. Radiator. Laminate flooring.

Living Room:

Abt. 14' 3" x 10' 7" (4.34m x 3.23m) A bright and airy living room with double glazed window to front. Radiator. Television point. Laminate flooring.

Kitchen/Dining Room:

Abt. 17' 7" x 11' 1" (5.36m x 3.38m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample work tops. Single drainer stainless steel one and half bowl sink unit. Built in four ring gas hob, eye level double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Tiled splash back area. Double glazed window to rear. Double glazed French doors leading to

the rear garden. Radiator. Laminate flooring.

Utility Room:

A range of eye and base level units with work top, matching those in the kitchen. Integrated washing machine and space for tumble dryer. Tiled splashback area. Laminate flooring.

First Floor:**Landing:**

Double glazed window to front. Stairs leading to second floor. Carpet as fitted.

Bedroom Two:

Abt. 13' 6" x 8' 8" (4.11m x 2.64m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 5" x 9' 7" (3.17m x 2.92m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 9' 8" x 8' 8" (2.95m x 2.64m) Double glazed window to rear. Radiator. Carpets as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and low level WC. Part

tiled walls. Extractor fan. Radiator. Vinyl flooring.

Second Floor:

Second Floor Landing:

Radiator. Carpet as fitted. Door to master bedroom.

Master Bedroom:

Abt. 21' 5" x 14' 3" (6.53m x 4.34m) A large master bedroom with double glazed dormer window to front and double glazed Velux window to the rear. Radiator. Loft access. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled

splash back area. Heated towel rail. Double glazed Velux window to rear. Extractor fan. Vinyl flooring.

Outside:

Front Garden:

Path to front door. Shrub area.

Rear Garden:

There is a good sized rear garden with raised decking area which leads to an artificial lawn. Raised beds and decorative slate. Gated side access.

Car Port & Parking:

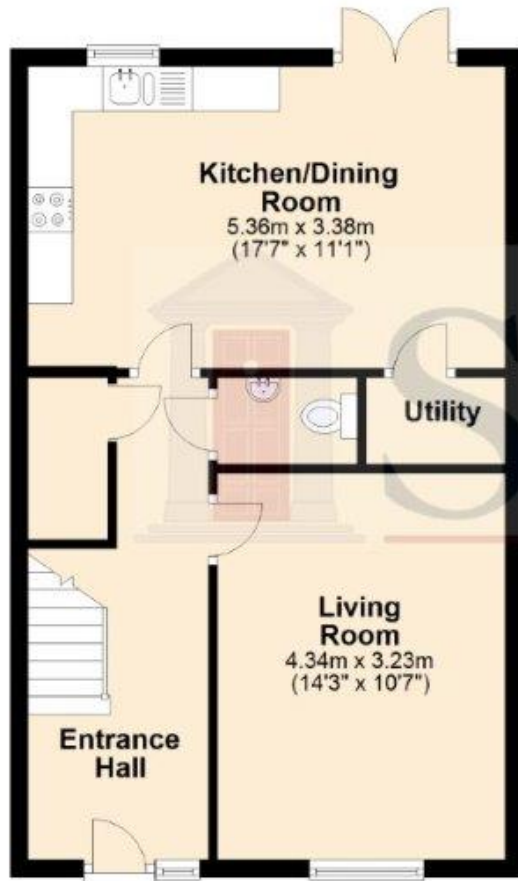
Car port for one car with further parking in front.



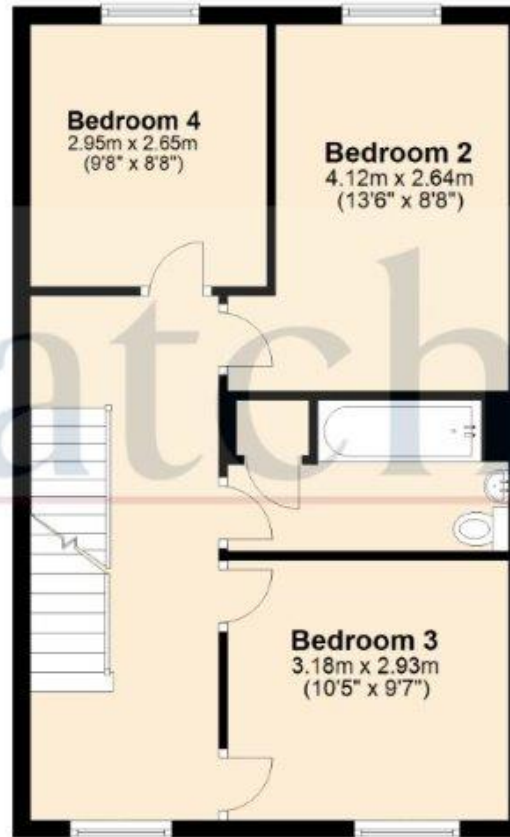


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Second 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.