



Tansy Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4GJ





4 Bedroom End of Terrace House

Guide Price £415,000 Freehold

An immaculate four bedroom property that offers generous family accommodation cleverly laid out over three floors and is located on the popular Trinity Manor development in Stotfold, well placed for many amenities including the highly regarded Roecroft Lower School.

The beautifully presented accommodation comprises entrance hall, guest cloakroom, a superb refitted kitchen/dining room with integrated appliances, and a light and airy living room on the ground floor. The first floor provides three generous bedrooms and a family bathroom whilst the second floor boasts a large principal bedroom with en-suite shower room. Externally, is a low maintenance South facing rear garden, front garden retained by wrought iron railings and two allocated parking spaces located in the rear courtyard. All in all a super home in a great location!

- Modern family home
- Four generous bedrooms
- En-suite to principal bedroom
- Recently refitted kitchen/dining room
- Light and airy living room
- Ground floor cloakroom
- South facing rear garden
- Allocated parking spaces
- Newly installed boiler
- EPC rating C. Council tax band D

Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

Stairs to first floor with bar area and cupboards under incorporating an integrated wine cooler. Telephone point. Part panelled walls. Radiator. Coved ceiling. Amtico flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Amtico flooring.

Kitchen/Dining Room:

Abt. 16' 1" x 9' 2" (4.90m x 2.79m) A recently refitted kitchen/dining room comprising a comprehensive range of eye and base level units with under cupboard lighting and ample quartz worktops. Inset stainless steel one and a half bowl sink unit. Built-in five ring gas with extractor hood over and built-in eye level Zanussi Single Pyrolytic Oven and Combi Microwave. Integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine. Double glazed sash bay window to front. Radiator. Inset ceiling lights. Amtico flooring.

Living Room:

Abt. 16' 2" x 11' 7" (4.93m x 3.53m) Accessed from the entrance hall via a sliding pocket door is this light and airy lounge with double glazed French doors opening out to the rear garden. Double glazed flank windows. Two radiators. Television point. Telephone point. Coved ceiling. Carpet as fitted.

First Floor

Landing:

Airing cupboard. Large storage cupboard. Stairs to second floor. Carpet as fitted.

Bedroom Two:

11' 4" x 9' 3" (3.45m x 2.82m) Double glazed window to rear. Built-in wardrobes. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 12' 4" x 9' 3" (3.76m x 2.82m) Double glazed sash window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 7' 8" x 6' 8" (2.34m x 2.03m) Double glazed window to rear. Cupboard housing gas boiler. Radiator. Wood flooring.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment and folding glass screen. Pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed sash window to front. Extractor fan. Vinyl flooring.

Second Floor

Second Floor Landing:

Carpet as fitted.

Principal Bedroom:

Abt. 20' 0" x 10' 3" (6.10m x 3.12m) A spacious dual aspect main bedroom with double glazed sash window to front and double glazed Velux window to rear. Built-in wardrobes with additional eaves storage beyond. Two radiators. Loft access. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Shaver socket, double glazed window to rear. Extractor fan. Radiator. Fully tiled walls. Vinyl flooring.

Outside

Front Garden:

A small frontage retained with wrought iron railings and shrubs. Path to front door. Decorative stone.

Rear Garden:

A low maintenance south facing rear garden with paved patio and decked areas. Artificial lawn. Attractive plan and shrub beds. Timber shed to remain. Gated access to rear courtyard. Outside light. External electric socket. Outside tap.

Parking:

There are two allocated parking spaces located in the courtyard to the rear.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

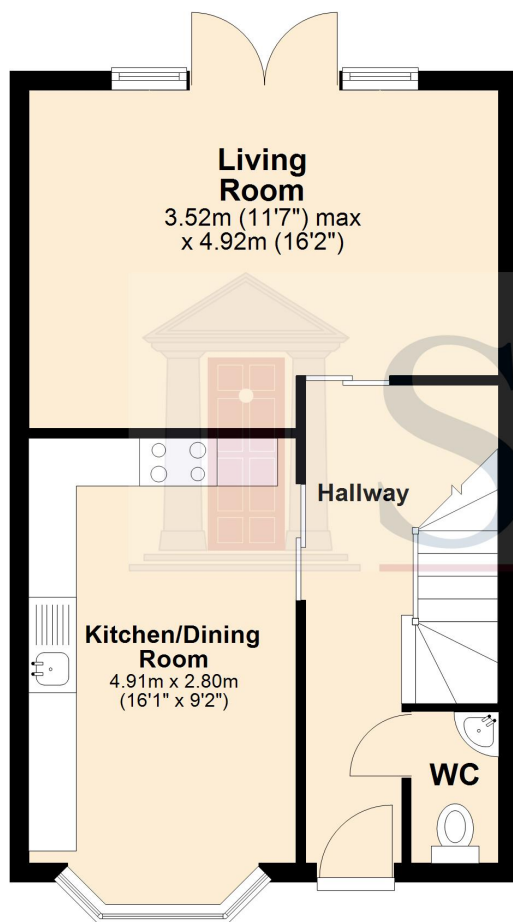
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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



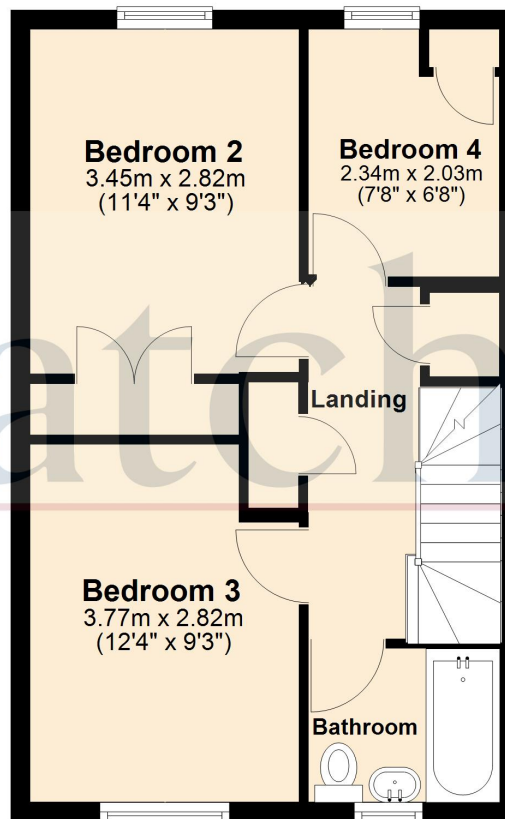


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

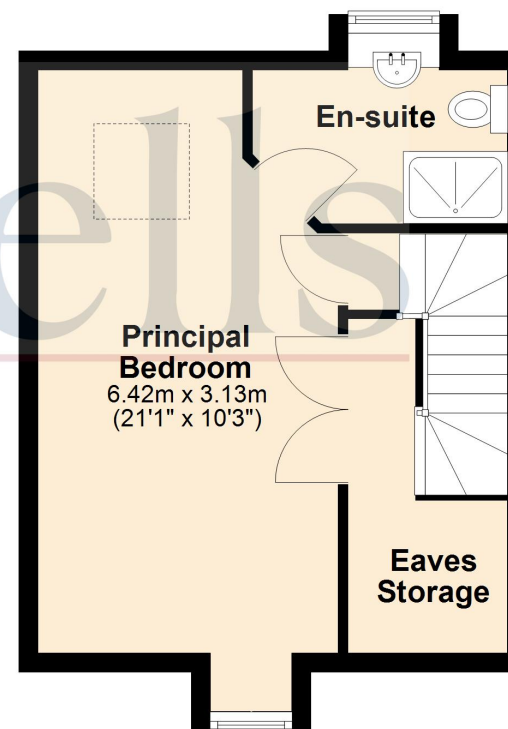
Ground Floor



First Floor



Second Floor



For 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.