



Roe Close, Stotfold, Hitchin, Hertfordshire. SG5 4HX





3 Bedroom Detached Bungalow

Guide Price £500,000 Freehold

Located in a quiet cul-de-sac close to the heart of Stotfold is this beautifully presented three bedroom detached bungalow with garage, 22ft sun room and utility room.

Situated on a private plot there is a spacious accommodation that comprises entrance hall, dual aspect living room, a large sun room, fitted kitchen with integrated appliances, a useful utility/cloakroom, master bedroom with fitted furniture, two further bedrooms and a bathroom. Externally there is an attractive front garden with block paved driveway providing off road parking for three cars that leads to the garage, whilst to the rear is a private, mature garden complete with summerhouse.

- Detached bungalow
- Three bedrooms
- Full width sun room
- Light and airy living room
- Kitchen with integrated appliances
- Utility/cloakroom
- Bathroom
- Front and rear gardens
- Garage and driveway parking
- EPC rating D. Council tax band E.

Ground Floor

Front Door:

Double glazed front door with double glazed flank window.

Entrance Hall:

Access to a boarded loft space. Radiator. Double width storage cupboard. Inset ceiling lights. Coved ceiling. Carpet as fitted.

Living Room:

Abt. 14' 11" x 11' 10" (4.55m x 3.61m) A dual aspect living room with double glazed windows to front and rear. Double glazed sliding patio doors lead to the sun room. Radiator. Coved ceiling. Television point. Carpet as fitted.

Sun Room:

Abt. 22' 6" x 9' 1" (6.86m x 2.77m) Of upvc double glazed construction with double glazed French doors leading out to the rear garden. Radiator. Wood flooring.

Kitchen:

Abt. 12' 2" x 9' 5" (3.71m x 2.87m) A well appointed kitchen comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Built-in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Tiled splashback area. Double glazed window to side. Radiator. Inset ceiling lights. Tiled flooring.

Lobby:

Double glazed door to side. Doors to utility/cloakroom and sun room. Tiled flooring.

Utility/Cloakroom:

Abt. 9' 11" x 5' 2" (3.02m x 1.57m) Fitted with a range of eye and base level units. Ample worksurfaces. Stainless steel sink unit. Plumbing for automatic washing machine. Low level wc. Tiled splashback area. Dual aspect double glazed windows to side and rear. Tiled flooring.

Bedroom One:

Abt. 13' 5" x 10' 2" (4.09m x 3.10m) Double glazed window to front. A range of fitted bedroom furniture. Radiator. Carpet as fitted.

Bedroom Two:

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

Bedroom Three/Study:

Abt. 10' 2" x 8' 6" (3.10m x 2.59m) Double glazed window to side. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower over and glass shower screen, pedestal wash hand basin and low level wc. Part tiled walls. Double glazed window to side. Heated towel rail. Inset ceiling lights. Tiled flooring.

External**Front Garden:**

A block paved driveway provides off road parking for several vehicles. There is an area laid to lawn, a retaining hedge and a mature tree.

Rear Garden:

An attractive rear garden with paved patio area leading to an established lawn. A variety of plants, shrubs and trees. Outside tap. Timber summer house to remain. Outside electric socket.

Garage:

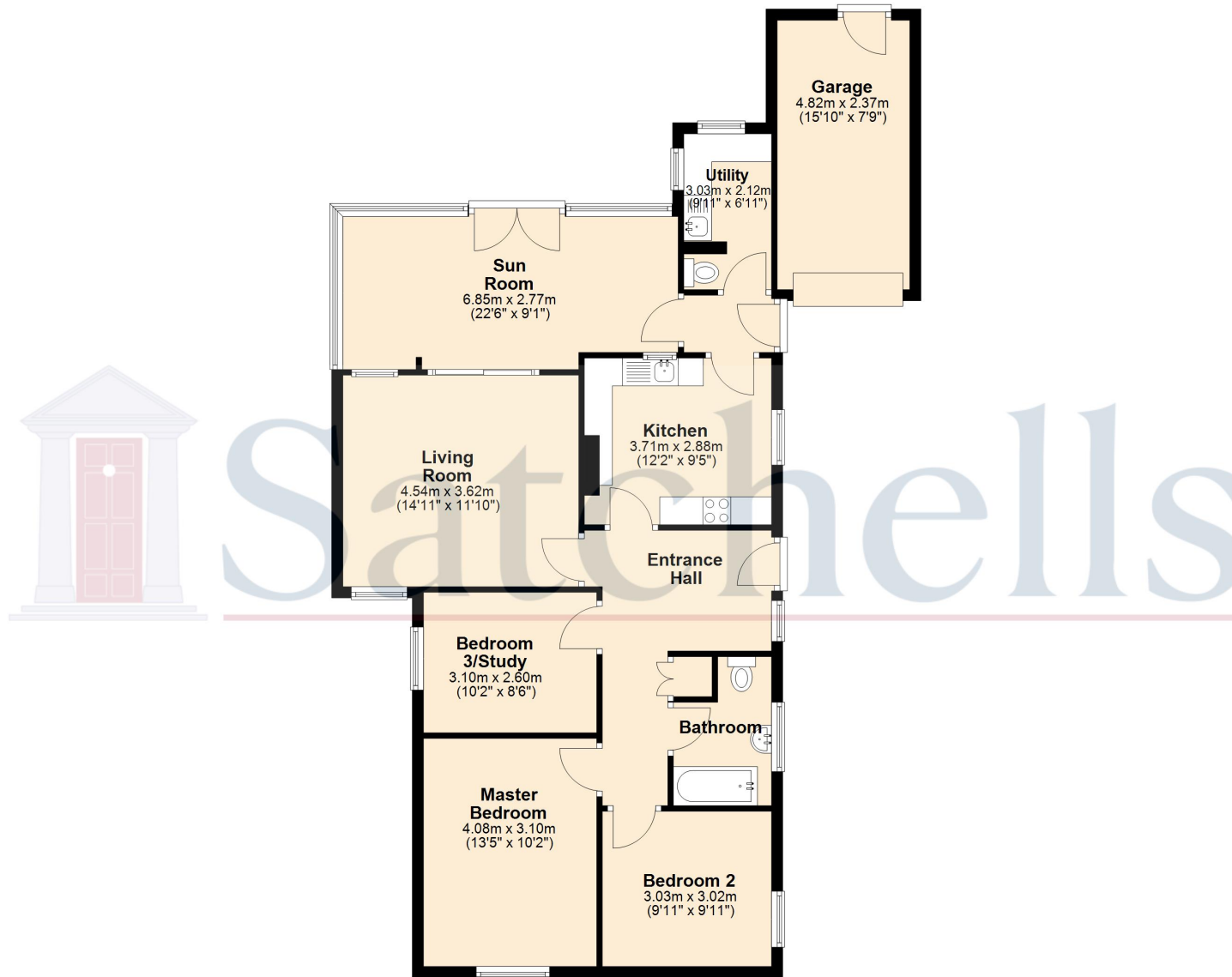
An attached brick built garage with power and light. A personal door leads to the rear garden.





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.

Floor Plan



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.