



9 Stotfold Road, Hitchin, Hertfordshire. SG4 0QN







## 4 Bedroom Semi-Detached House Offers in Excess of £650,000 Freehold

Located on the outskirts of Hitchin with open views to the front, this extended semi-detached property offers a versatile living space that includes a one bedroom annex.

The main property has a lovely cottage feeling and comprises entrance hall, a good sized living room, separate dining room, spacious kitchen and home office to the ground floor, whilst to the first floor are three double bedrooms, the master with walk-in wardrobe, and a family bathroom. The additional annex accommodation at ground floor level can either be accessed via double doors from the living room or from its own front door and provides a lounge, a large double bedroom with part vaulted ceiling and French doors that open out to the rear garden, and an easy access bathroom suite. Externally is an attractive front garden with driveway for off



## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor with cupboard under. Cloaks cupboard.

Radiator. Coved ceiling. Engineered oak flooring.

### **Living Room:**

Abt. 19' 1" x 9' 9" (5.82m x 2.97m) Double glazed window to front with fitted wooden shutters. Feature fireplace. Television point. Two radiators. Coved ceiling. Engineered oak flooring.

Glazed sliding doors lead through to the annex.

### **Dining Room:**

Abt. 10' 5" x 8' 0" (3.17m x 2.44m) Double glazed window to front with fitted wooden shutters. Radiator. Coved ceiling.

Engineered oak flooring.

## **Kitchen:**

Abt. 17' 1" x 9' 5" (5.21m x 2.87m) A good size well-appointed kitchen comprising a comprehensive range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Space for electric cooker and fridge/freezer. Plumbing for automatic washing machine.

Understairs storage cupboard. Double glazed door and window to rear. Radiator. Coved ceiling. Vinyl flooring.

### **Office:**

Abt. 12' 0" x 8' 1" (3.66m x 2.46m) Double glazed window to rear. Radiator. Vinyl flooring.

## **First Floor**

### **Landing:**

Double glazed window to rear. Loft access. Painted floorboards.

### **Bedroom One:**

Abt. 13' 7" x 8' 0" (4.14m x 2.44m) Double glazed window to rear. A large walk in wardrobe. Radiator. Stained floorboards.

### **Bedroom Two:**

Abt. 11' 0" x 9' 7" (3.35m x 2.92m) Double glazed window to side. Built in wardrobe. Radiator. Stained floorboards.

**Bedroom Three:**

Abt. 9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to side. Radiator. Stained floorboards.

**Bathroom:**

A white suite comprising panelled bath with mixer taps and thermostatic shower over, vanity unit with inset wash hand basin and low level wc with concealed cistern. Part tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan. Vinyl flooring.

**Annex****Front Door:**

Double glazed composite front door.

**Lounge:**

Abt. 14' 9" x 7' 11" (4.50m x 2.41m) Double glazed window to front with fitted wooden shutters. Radiator. Inset ceiling lights. Laminate flooring.

**Bedroom:**

Abt. 15' 3" x 11' 6" (4.65m x 3.51m) A large double bedroom with part vaulted ceiling and double glazed French doors leading out to the rear garden. Radiator. Inset ceiling lights. Wood effect flooring.

**Bathroom:**

A large easy access bathroom with a white suite comprising panelled bath with mixer tap and thermostatic shower over, pedestal wash hand basin and low level wc. Heated towel rail.





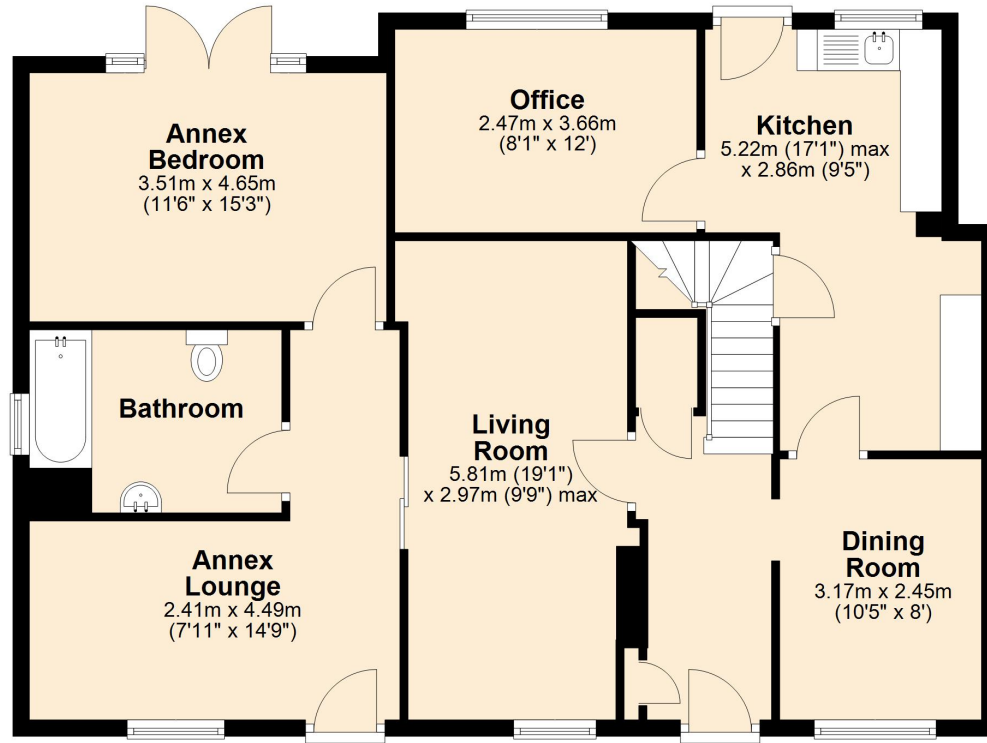


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



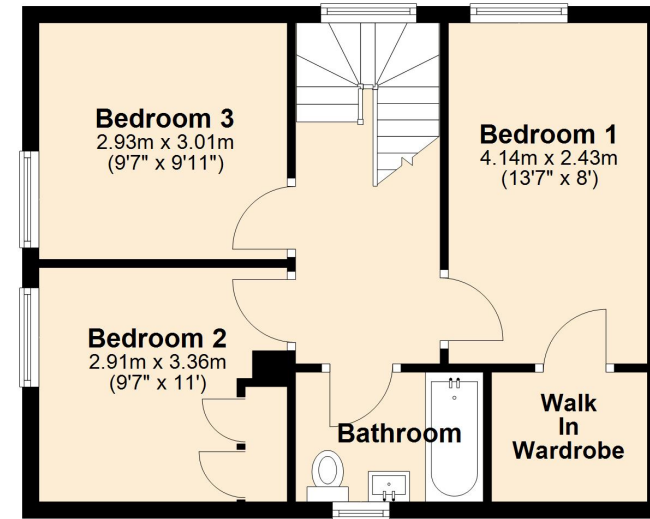
## Ground Floor

Approx. 91.3 sq. metres (982.3 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 134.1 sq. metres (1443.8 sq. feet)

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.