



Fir Tree Road, Stotfold, Hitchin, Hertfordshire. SG5 4TD





## 3 Bedroom Detached House

### Guide Price £485,000 Freehold

This superb detached family home that is located on the much sought after Stotfold Park development offers three double bedrooms and must be viewed internally. CHAIN FREE!

This nearly new property comprises a bright and airy lounge, open plan kitchen/dining room with patio doors leading to the rear garden, utility and cloakroom to the ground floor. To the first floor are three double bedrooms, the master with en-suite shower room and dressing area plus a four piece family bathroom with separate shower cubicle. Externally are gardens to the front and rear, integral garage and a driveway for two cars.



- Superb detached family home
- Spacious living room
- Modern kitchen/dining room
- Useful utility and cloakroom
- Three double bedrooms
- En-suite to master bedroom
- Four piece family bathroom
- Front and rear gardens
- Integral garage and driveway
- EPC B. Council Tax band D.

## **GROUNG FLOOR:**

### **Entrance:**

Access to first floor. Radiator. Laminate flooring.

### **Living Room:**

Abt. 15'5 x 10'5 (4.70m x 3.18m) A bright and airy space with double glazed windows to front and side. Radiator. Laminate flooring.

### **Kitchen/Dining Room:**

Abt. 10'11 x 19'5 (3.33m x 5.91m) A sizeable room perfect for entertaining. The kitchen comprises a range of eye and base level units with ample worktop. Integrated tower oven with separate gas hob, extractor and dishwasher. Single stainless steel sink with drainer. Double glazed window to rear. Laminate flooring. The Dining area offers double glazed patio doors to rear garden. Access to utility. Access to understairs cupboard. Two radiators. Laminate flooring.

### **Utility:**

A useful space offering further eye and base level units with worktop. There is also space for a washing machine and tumble dryer. Double glazed door for side access. Radiator. Laminate flooring.

### **Cloakroom:**

A white suite comprising pedestal hand wash basin and low level wc. Half tiled walls. Extractor fan. Radiator. Double glazed window to side. Laminate flooring.

## **FIRST FLOOR:**

### **Landing:**

Access to storage cupboard. Loft hatch. Radiator. Carpet as fitted.

### **Bedroom One:**

Abt. 17'5 x 10'5 (5.31m x 3.18m) A spacious master with en-suite shower room that further benefits a dressing area housing two built in wardrobes. Double glazed window to front. Radiator.

### **En-suite:**

A three piece white suite comprising pedestal hand wash basin, low level wc and fully tiles walk-in shower cubicle. Heated towel rail. Wall hung vanity unit. Extractor fan. Double glazed window to side. Tiled flooring.

### **Bedroom Two:**

Abt. 12'6 x 8'11 (3.81m x 2.73m) A double bedroom with double glazed window to front. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 9'9 x 12'2 (2.97m x 3.71m) A double bedroom with double glazed window to rear. Radiator. Carpet as fitted.

**Family Bathroom:**

A white four piece suite comprising pedestal hand wash basin, low level wc, panelled bath with mixer taps and fully tiled walk in shower cubicle. Half tiled walls. Wall hung vanity unit. Heated towel rail. Extractor fan. Double glazed window to rear. Tiled flooring.

**OUTSIDE:****Front:**

The front of the property offers a lawn area fenced off by

mature bushes. Pathway to gate leading to the rear of property. driveway for two cars.

**Garage:**

A single integral garage with up and over door. Offering lighting.

**Rear:**

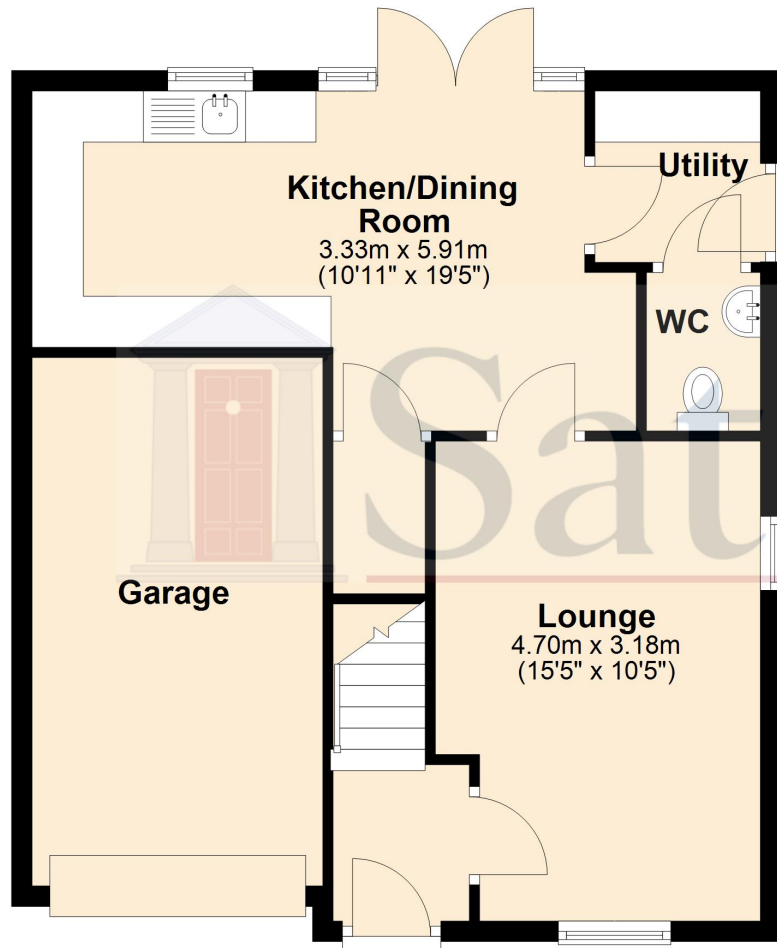
A low maintenance rear garden mainly laid to lawn with patio area. Access via gate to the front of the property. This space can be transformed into a lovely area perfect for alfresco dining.



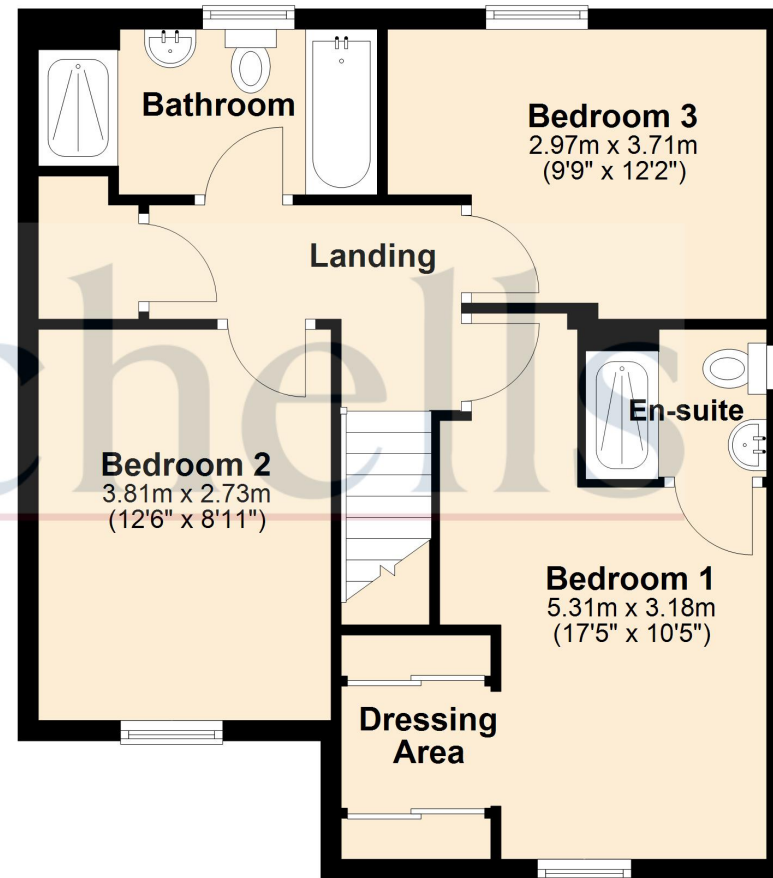


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.