



Meadowsweet Way, Stotfold, Hitchin, Hertfordshire. SG5 4QF







## 4 Bedroom Detached House

### £550,000 Freehold

A super four bedroom detached family home located within the popular Roecroft Lower School catchment area.

Beautifully presented throughout the accommodation comprises entrance hall, cloakroom, home office, sitting room, dining room and kitchen/breakfast room with a central island to the ground floor. At first floor level are four generous bedrooms, two with en-suite shower rooms, and the family bathroom. Externally, the rear garden is larger than you might expect and has been landscaped with a large patio area, raised planters, artificial lawn and a good variety of shrubs and plants. There is also a garage and driveway parking for two cars.

- Immaculate detached family home
- Separate lounge and dining room
- Home office
- Fitted kitchen/breakfast room with central island
- Four generous bedrooms
- Two en-suite shower rooms
- Family bathroom
- Garage and driveway
- Beautifully presented gardens
- Awaiting EPC. Council tax band E

**Ground Floor****Front Door:**

Composite double glazed front door.

**Entrance Hall:**

Stairs to the first floor. Radiator. Storage cupboard. Tiled flooring.

**Cloakroom:**

A white suite comprising of pedestal wash hand basin and low level WC. Tiled splashback. Radiator. Extractor fan. Tiled flooring.

**Home Office:**

Abt. 9' 7" x 9' 5" (2.92m x 2.87m) Double glazed window to front with fitted shutters. Radiator. Telephone point. Carpet as fitted.

**Sitting Room:**

Abt. 14' 8" x 13' 6" (4.47m x 4.11m) Double glazed French doors with fitted shutters leading to the rear garden. Television point. Ornate fireplace with inset electric fire. Two radiators. Inset ceiling lights. LVT flooring.

**Dining Room:**

Abt. 10' 6" x 9' 7" (3.20m x 2.92m) Dual aspect double glazed windows to front and side with fitted shutters. Radiator. Carpet as fitted.

**Kitchen/Breakfast Room:**

Abt. 15' 9" x 12' 6" (4.80m x 3.81m) A well appointed kitchen/breakfast room comprising of a good range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, double electric oven, and extractor hood. Central island incorporating a breakfast bar with additional cupboards under. Integrated dishwasher. Plumbing for an automatic washing machine. Double glazed French doors leading to the rear garden. Tiled flooring.

**First Floor****Landing:**

Loft access. Airing cupboard. Radiator. Carpet as fitted.

**Bedroom One:**

Abt. 13' 10" x 10' 9" (4.22m x 3.28m) Double glazed window to rear with fitted shutters. Radiator. A range of built in wardrobes. 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. Radiator. Double glazed window to rear. Extractor fan. Tiled flooring.

**Bedroom Two:**

Abt. 12' 10" x 11' 4" (3.91m x 3.45m) Double glazed window to front with fitted shutters. Radiator. Carpet as fitted.

**Guest En-Suite:**

A white suite comprising of fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back. Double glazed window to front. Extractor fan. Radiator. Tiled flooring.



**Bedroom Three:**

Abt. 9' 9" x 9' 5" (2.97m x 2.87m) Double glazed window to front with fitted shutters. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 9' 7" x 8' 9" (2.92m x 2.67m) Double glazed window to rear with fitted shutters. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising panelled bath with mixer taps and shower attachment. Pedestal wash hand basin and low level WC. Half tiled walls. Double glazed window to side. Extractor fan. Heated towel rail. Tiled flooring.

**Outside****Front Garden:**

An attractive frontage with decorative stone, plants and shrubs. Path to front door. Double length driveway leading to the garage.

**Rear Garden:**

A beautifully presented rear garden with a patio area retained by raised planters. Shaped artificial lawn, plant and shrub borders. Timber shed to remain. External electric points. Gated side access.

**Garage:**

A brick built single garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden.

**Agents Note:**

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





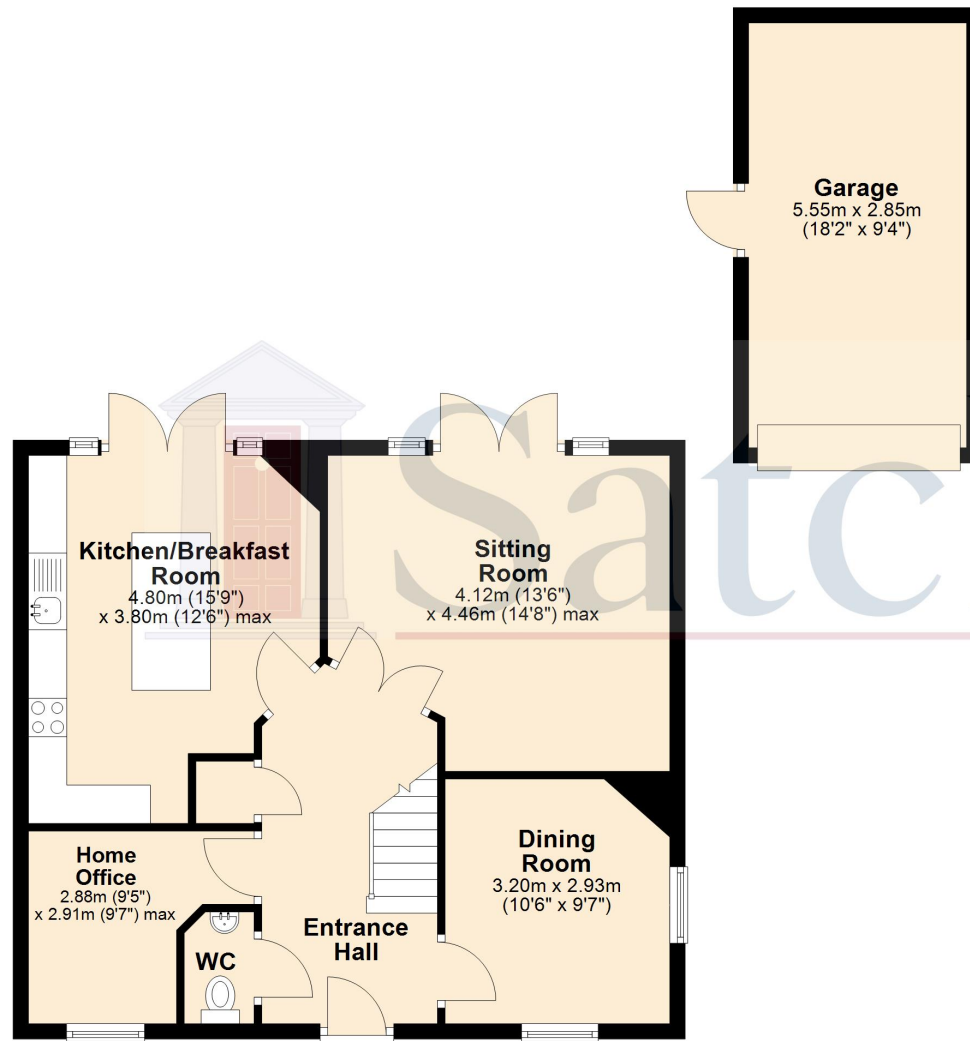


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

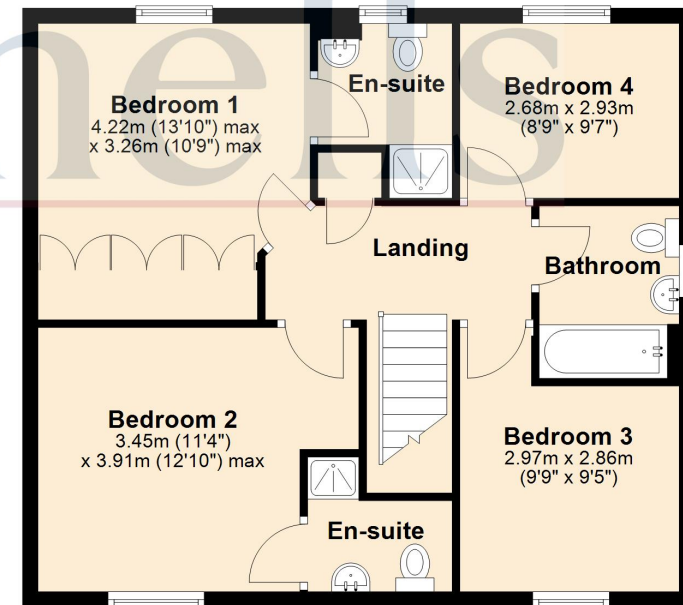




## Ground Floor



## First Floor



For 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.