



# Regent Street

Stotfold, Hitchin,  
Bedfordshire, SG5 4ED  
£550,000

country  
properties



This 3/4 bedroom property has been adapted from its previously loved, well known business in Stotfold to create a sleek, top end, modern family home. The property boasts a 23 ft living/ dining room, brand new fitted kitchen, Annexe and so much more. No shortcuts have been taken whilst converting this property and viewing is advised to fully appreciate the attention to detail throughout.

- Ample off road parking
- Completely refurbished throughout and adapted to a high specification
- TV points and Wifi sockets in every room
- VIEWING ESSENTIAL
- Stylish Kitchen re-fitted in 2024
- New Combi Boiler installed in January 2025
- Chain free – Just move in!
- External security cameras installed and will remain
- Newly landscaped rear garden with garden store
- New windows and doors fitted

## Entrance Porch

## Entrance Hall

Tiled effect flooring. Radiator. Door into Living and Cloakroom. Stairs rising to first floor.

## Living / Dining Room

23' 3" (to bay) x 17' 4" (max) (7.08m to bay x 5.28m max) Bay window to front aspect. Fitted carpet. Three vertical radiators. Understairs storage cupboard with full height door and additional bespoke built in understairs storage draws. Bi-fold doors to rear garden.

## Cloakroom

Low level WC with sink on top combination unit. Tiled effect flooring. Fuse box.

## Hallway

Doors to Kitchen, Utility and Annexe. Tiled flooring.

## Kitchen

13' 10" x 10' 9" (4.21m x 3.28m) Newly fitted kitchen with a range of wall and base units with worksurfaces over. Inset one and half bowl sink and drainer unit with swan neck mixer tap over. Integrated oven and grill. Induction hob with extractor fan over and glass splashback. Integrated dishwasher. Space for American style fridge/freezer (subject to separate negotiation). Window to front aspect. Lantern roof window. Radiator.



## Utility Room

7' 0" x 6' 3" (2.14m x 1.90m) Stainless steel sink with swan neck mixer tap over. Newly fitted boiler with registered 5 years warranty. Space and plumbing for washing machine and tumble dryer. Gas meter. Lantern roof window. Tiled flooring.

## Annexe

17' 6" x 6' 10" (5.32m x 2.07m) Lantern roof window. Tiled flooring. Radiator. Door to Shower Room. Patio double door onto rear garden.

## Shower Room

Newly fitted pedestal wash hand basin, low level flush WC and walk in shower cubicle with rainfall shower head and separate shower attachment. Tiled flooring. Extractor fan. Obscure window to rear aspect.

## FIRST FLOOR

### Landing

Fitted carpet. Doors to bedrooms One, Two, Three and Family Bathroom. Diamond shaped window.

### Bedroom One

11' 5" (max) x 10' 10" (to bay) (3.48m max x 3.31m to bay) Master bedroom with bay window to front aspect. Fitted carpet. Radiator.

### Bedroom Two

11' 10" x 10' 4" (3.60m x 3.14m) Window to rear aspect. Fitted carpet. Radiator.

### Bedroom Three

8' 8" x 6' 8" (2.64m x 2.02m) Window to rear aspect. Fitted carpet. Radiator.

### Family Bathroom

Newly fitted bathroom suite comprising pedestal wash hand basin, low level flush WC and bath tub with shower over and shower screen to side. Tiled splashbacks. Heated towel rail. Shaver point. Tiled flooring. Obscure window to front aspect.

## OUTSIDE

### Front Garden and Driveway

Graveled driveway with off road parking space for up to 4 to 5 cars.

### Rear Garden

Patio area. Paved path to grassed lawn area. Brick build store. Gated side access. External power point.



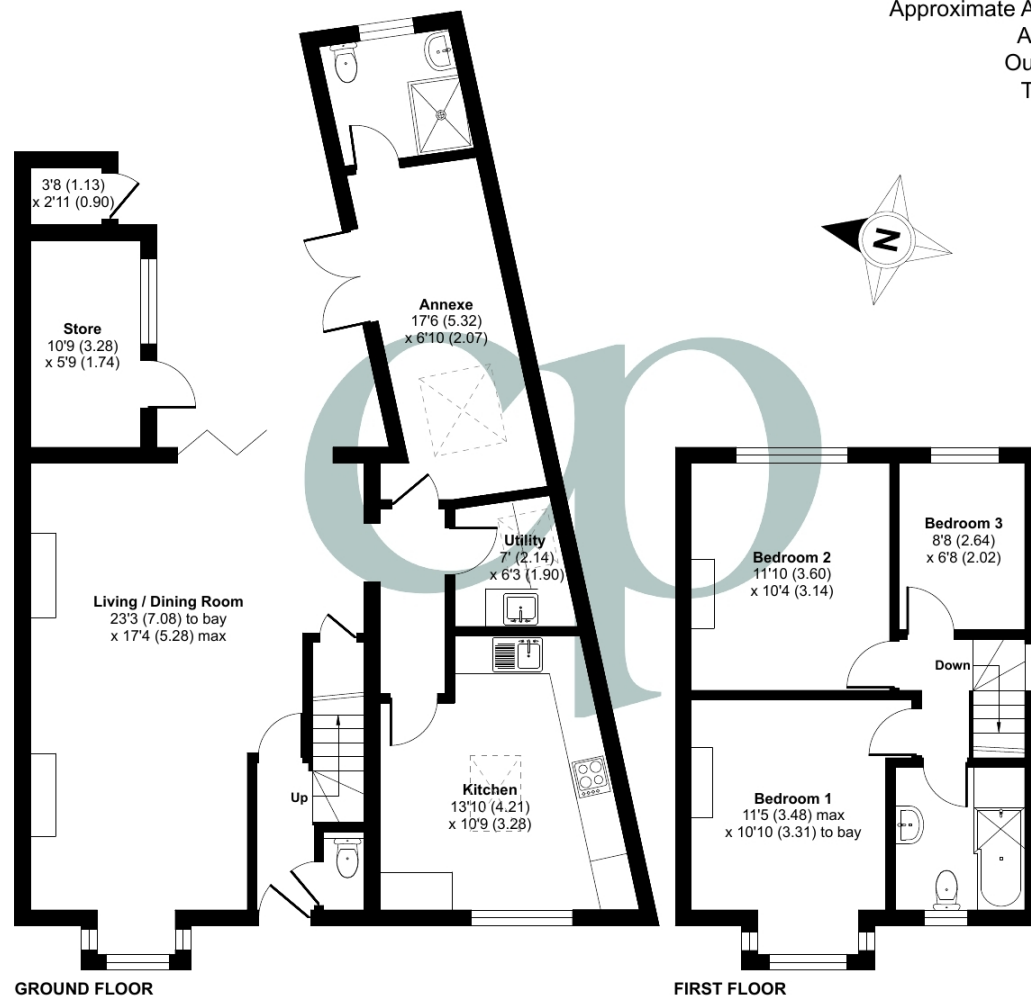
Approximate Area = 1078 sq ft / 100.1 sq m

Annexe = 168 sq ft / 15.6 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1318 sq ft / 122.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1282151

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## Viewing by appointment only

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