



Hitchin Road, Stotfold, Hitchin, Hertfordshire. SG5 4HT

| Satchells





## 3 Bedroom Semi-Detached House

### Guide Price £475,000 Freehold

Early viewing is advised on this bay fronted semi-detached family home with driveway parking for several vehicles and a stunning, established rear garden that has been lovingly tended by the current owners.

Internally the accommodation comprises entrance hall, lounge with bay window, separate dining room and fitted kitchen to the ground floor. To the first floor are three generous bedrooms, two with fitted wardrobes, a family bathroom, with both bath and shower cubicle, and a separate WC. Externally this property is a delight with a large, mature rear garden featuring patios, block paved pathway and ornamental pond. There is also a large timber built studio, workshop area and a utility room. The frontage has a block paved driveway that provides off road parking for several vehicles and attractive raised beds.

- Traditional semi-detached family home
- Stunning rear garden
- Ample driveway parking
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Utility room
- External studio and workshop
- Must be viewed
- Awaiting EPC. Council tax band D

## **Ground Floor:**

### **Front Door:**

Double glazed composite front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Dado rail. Double glazed window to side. Coving to ceiling. Inset ceiling lights.

### **Lounge:**

Abt. 13' 6" x 12' 1" (4.11m x 3.68m) Double glazed bay window to front. Feature fireplace with inset coal effect gas fire and marble hearth. Radiator. Dado rail. Coving to ceiling. Carpet as fitted.

### **Dining Room:**

Abt. 13' 7" x 11' 0" (4.14m x 3.35m) Double glazed French doors to rear garden. Radiator. Wall light points. Dado rail. Television point. Coving to ceiling. Carpet as fitted.

### **Kitchen:**

Abt. 10' 0" x 7' 0" (3.05m x 2.13m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Plumbing for dishwasher. Double glazed door and window to side. Fully tiled walls. Radiator. Coving to ceiling. Inset ceiling lights. Tiled flooring.

## **First Floor:**

### **Landing:**

Double glazed window to side. Access to boarded loft space via a retractable ladder. Dado rail. Coving to ceiling. Carpet as fitted.

## **Bedroom One:**

Abt. 13' 10" x 11' 4" (4.22m x 3.45m) Double glazed bay window to front. A range of fitted bedroom furniture. Dado rail. Radiator. Coving to ceiling. Carpet as fitted.

## **Bedroom Two:**

Abt. 13' 8" x 11' 4" (4.17m x 3.45m) Double glazed window to rear. A range of fitted wardrobes to one wall. Radiator. Coving to ceiling. Carpet as fitted.

## **Bedroom Three:**

Abt. 9' 9" x 7' 1" (2.97m x 2.16m) Double glazed window to front. Radiator. Dado rail. Coving to ceiling. Inset ceiling lights. Carpet as fitted.

## **Bathroom:**

Abt. 7' 0" x 6' 0" (2.13m x 1.83m) A white suite comprising panelled bath with mixer tap, fully tiled shower cubicle with rainfall shower and pedestal wash hand basin. Fully tiled walls. Double glazed window to rear. Extractor fan. Radiator. Coving to ceiling. Vinyl flooring.

## **Separate WC:**

Abt. 3' 10" x 2' 9" (1.17m x 0.84m) Low level WC. Double glazed window to side. Radiator. Fully tiled walls. Coving to ceiling. Vinyl flooring.

## **Outside:**

### **Front Garden:**

An attractive frontage with a block paved driveway that provides off road parking for several vehicles. Raised beds with a good variety of shrubs and conifers and a brick retaining wall.

### Rear Garden:

The rear garden is an absolute delight with block paved pathways and an established lawn. A wide variety of plants, shrubs and trees. Ornamental fish pond and two patio areas. External supplies for water and electricity. Timber shed with power and lighting. Gated side access.

### Utility Room:

Abt. 8' 5" x 7' 0" (2.57m x 2.13m) A brick built utility room attached to the rear of the house with power and lighting. Plumbing for automatic washing machine. all mounted gas boiler. Radiator. Laminate flooring.

### Studio/Workshop:

Abt. 11' 4" x 6' 1" (3.45m x 1.85m) Of timber construction with double wooden doors, power and lighting. A side door takes you into a further area of timber and glass construction with power and lighting and is ideal as a garden room, studio or home office.

### Additional Information:

#### Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

#### Agents Note:

Draft details yet to be approved by the vendor and may be 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.

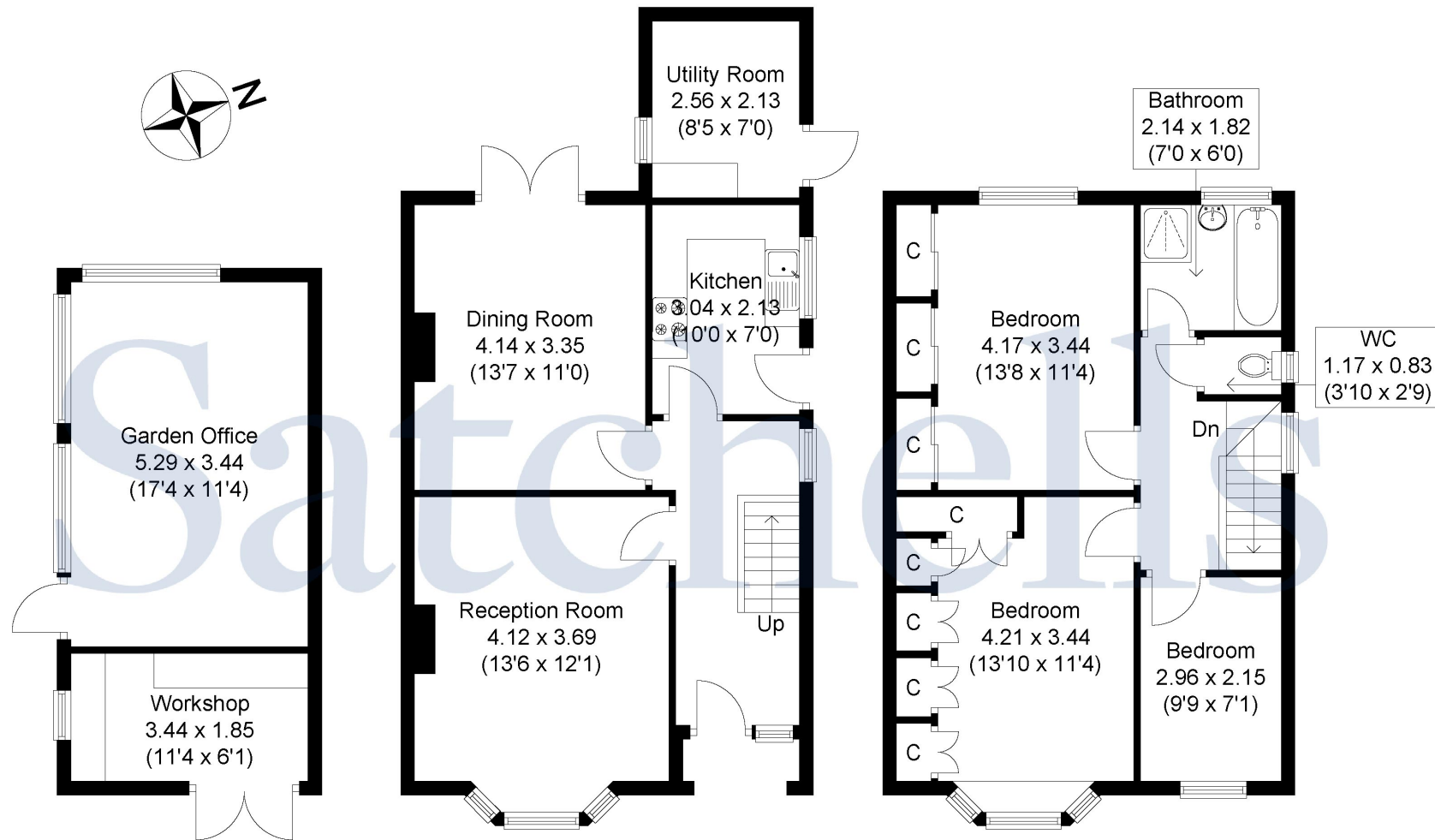
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## Outbuilding

## Ground Floor

## First Floor



Total area: approx. 125.30 sq. metres (1348.71 sq. feet)  
(Including Outbuilding)

Outbuilding area: 24.90 sq. metres (268.02 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.