



# Fir Tree Road

Stotfold,  
Bedfordshire, SG5 4TD  
£630,000

country  
properties

This stunning modern family home, built in 2021, offers stylish and spacious living in a sought-after Stotfold location. The property offers a spacious open-plan kitchen/dining/family room with doors opening onto a beautifully landscaped south facing rear garden – perfect for entertaining. On the first floor there are four double bedrooms with master bedroom featuring an en suite and built-in wardrobes. Additional benefits include two further reception rooms, utility room, cloakroom, garage, and off-road parking.

- Master bedroom with fitted wardrobes and an En-suite
- Excellent commuter access into London via Arlesey main line station and easy access to A1 (M)
- Immaculately presented - Just move in !
- New security alarm system
- South facing landscaped rear garden
- 28ft (max) kitchen/dining/family room with patio doors leading onto the garden



## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Amtico flooring. Door to Living room, Kitchen/Dining room, Study, Cloakroom and storage cupboard. Two radiators. Carpeted stairs rising to first floor.

#### Living Room

16' 4" into bay x 12' 0" max (4.97m into bay x 3.66m max) Multi pane bay window to front aspect and small multi pane window to side aspect. Fitted carpet. Radiator.

#### Study

9' 0" x 7' 5" (2.75m x 2.27m) Multi pane window to front aspect. Fitted carpet. Radiator.

#### Cloakroom

Pedestal wash hand basin with tiled splashback and low level WC. Amtico flooring. Radiator.

#### Kitchen/Family Room/Dining Room

28' 5" max x 15' 10" max (8.65m max x 4.83m max) Multi pane door to Kitchen with a range of wall and base units with Quartz worksurfaces with upstands over and breakfast bar. One and half bowl Inset stainless steel sink unit with flexi hose mixer tap over. Integrated oven and grill. Induction hob with glass splashback stainless steel extractor fan over. Integrated fridge/freezer. Integrated dishwasher. Understairs storage cupboard. Wood effect Amtico flooring. Window to rear aspect. Open plan to Dining room with French door onto rear garden and full height bay windows to both sides. Two radiators. Door to Utility room. Multi pane window to rear aspect.

#### Utility Room

5' 8" x 5' 6" (1.72m x 1.67m) A range of wall and base units with worksurfaces over. Plumbing and space for integrated washing machine. Combination boiler, serviced yearly. Radiator. Side door to driveway.



## FIRST FLOOR

### Landing

Doors to all bedrooms and bathroom.  
Airing cupboard. Loft access. Radiator.

### Bedroom One

12' 8" max x 11' 6" max (3.86m max x 3.50m max) Multi pane window to front aspect. Fitted carpet. Fitted wardrobes with sliding doors. Radiator. Door to En-suite.

### En Suite

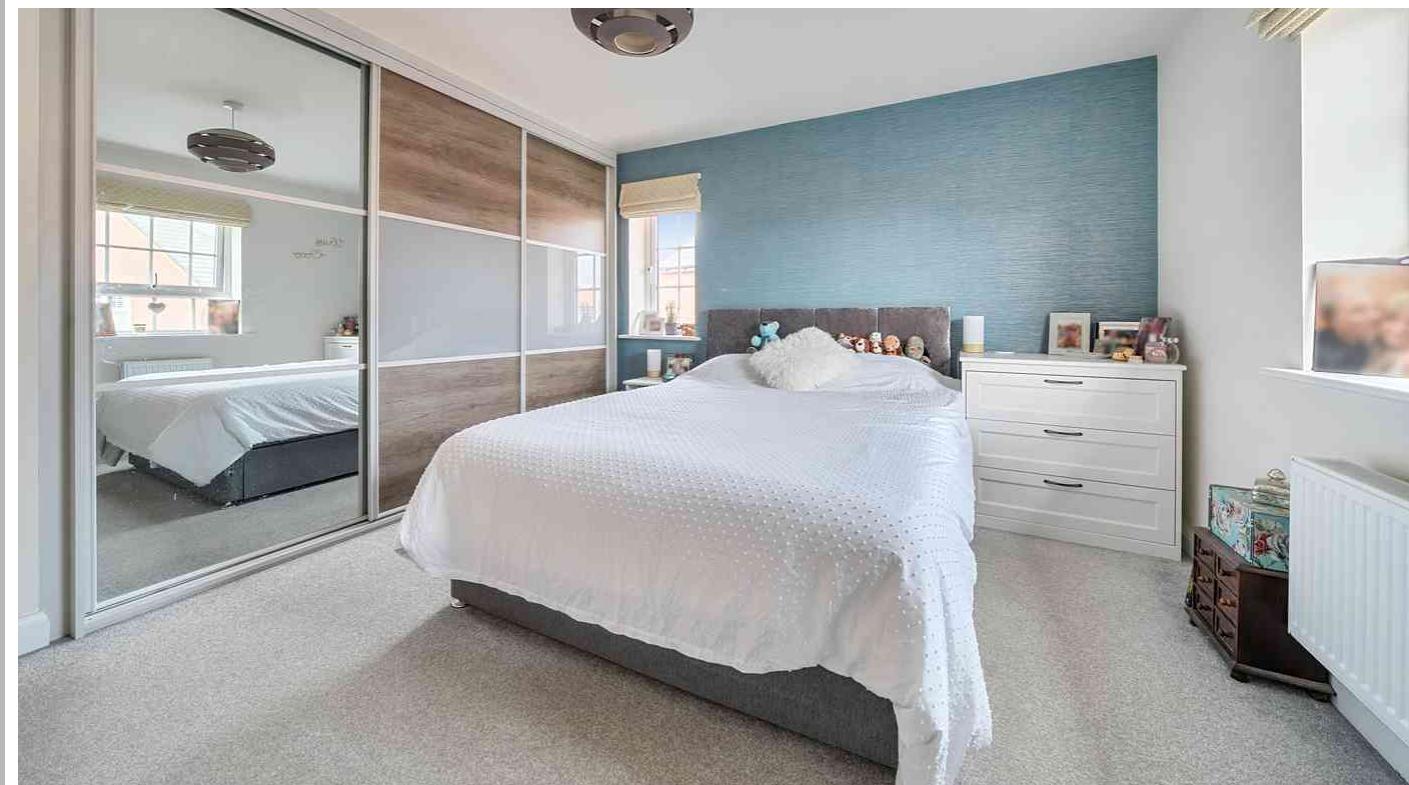
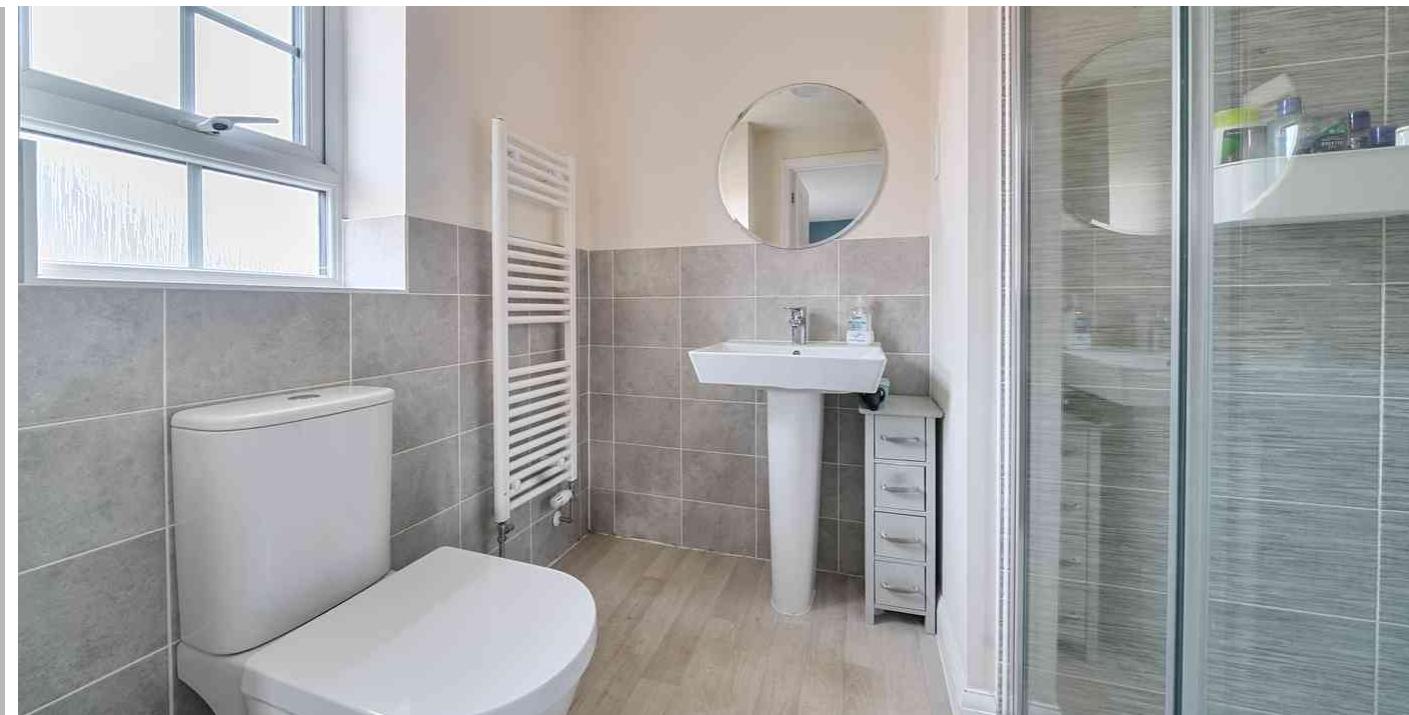
Suite comprising wash hand basin, low level WC and double walk in shower cubicle with fully tiled splashback wall. Heated towel rail. Part tiled walls. Obscure multi pane window to front aspect.

### Bedroom Two

13' 0" max x 12' 3" max (3.97m max x 3.73m max) Multi pane window to front aspect. Fitted carpet. Radiator.

### Bedroom Three

10' 11" max x 10' 8" max (3.32m max x 3.25m max) Window to rear aspect. Fitted carpet. Radiator.



## Bedroom Four

10' 11" max x 10' 2" max (3.34m max x 3.11m max) Multi pane window to rear aspect. Fitted carpet. Radiator.

## Bathroom

Bathroom suite comprising wash hand basin with tiled splashback, low level WC and panel enclosed bath tub with shower over, shower screen to side and fully tiled splashback wall. Radiator. LVT wood effect vinyl flooring. Obscure multi pane window to rear aspect.

## OUTSIDE

### Front Garden and Driveway

Front garden with established shrubs and paved path to front door. External light. Driveway and garage to side. Off road parking space for up to two cars.

## Rear Garden

Landscaped south facing rear garden mainly laid to lawn. 60 Sq Meter paved patio area and paved path leading to rear of the garden. Further paved patio seating area. Raised wood sleepers flower beds. Variety of shrubs, trees and flowers. External water tap. External plug sockets. External lighting. Personnel door to garage. Gated access to driveway.

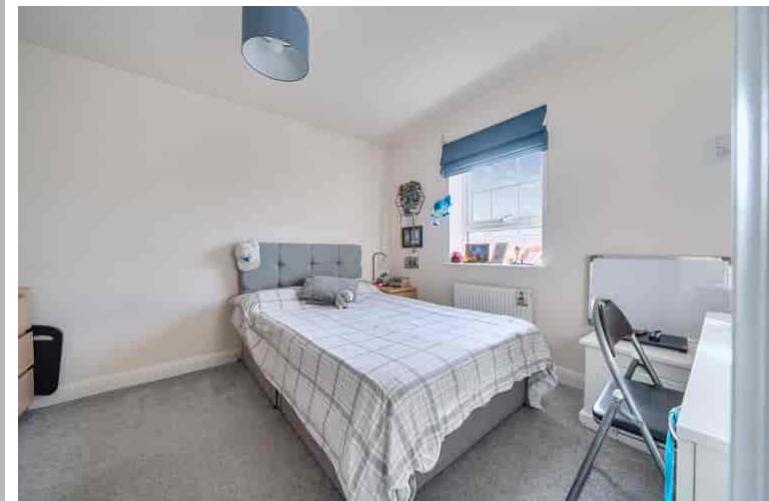
## Garage

20' 8" x 10' 6" (6.31m x 3.21m) Single garage with up and over door. Personnel door to rear garden. External security light. Internal plug sockets and light.

## Agents Note

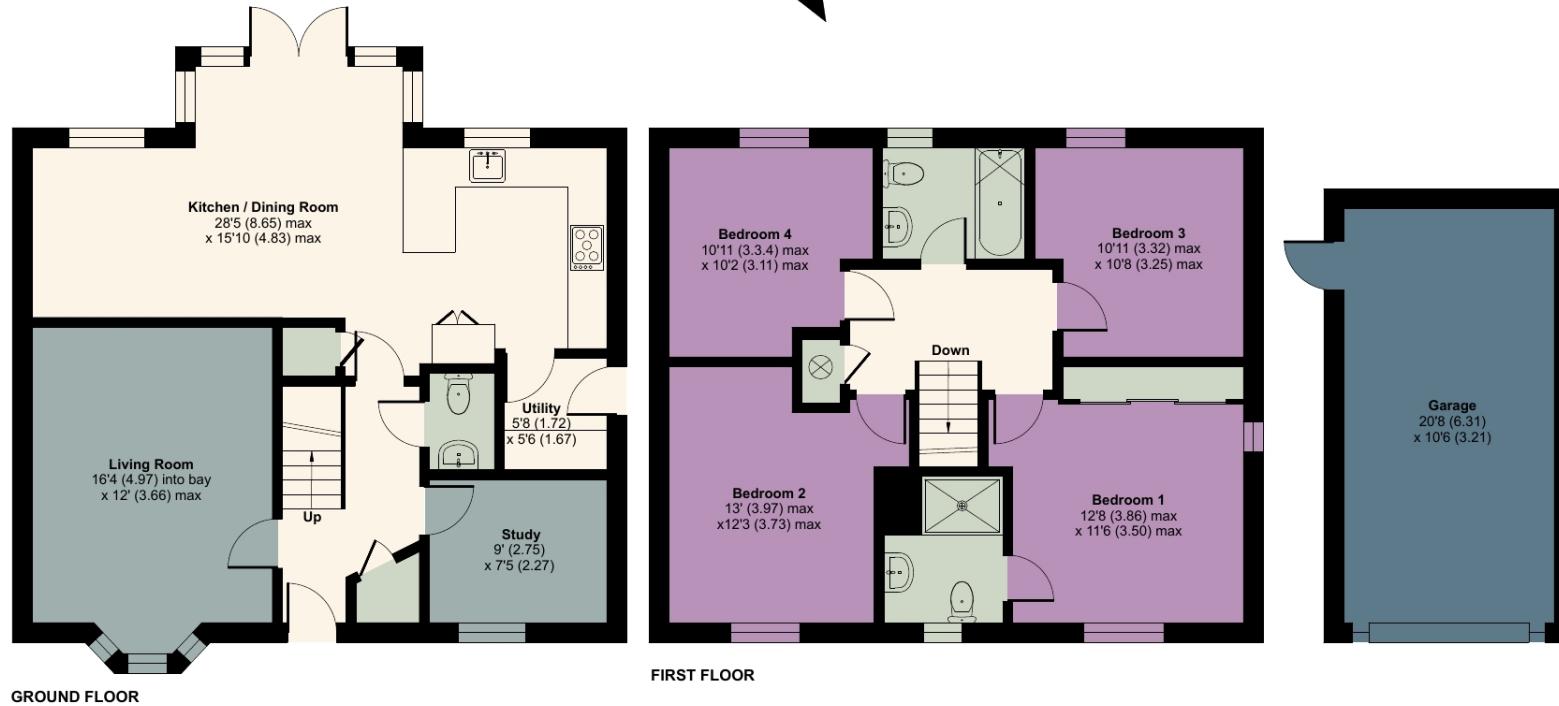
Vendor inform us there is an estate/service charge for this property currently £149 paid 6 monthly

We advise any buyer to check this information with their legal representative prior to exchange of contracts.



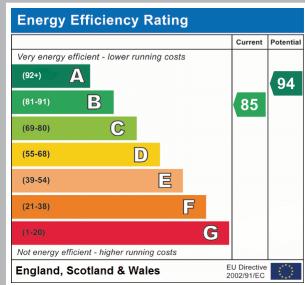


Approximate Area = 1412 sq ft / 131.1 sq m  
 Garage = 218 sq ft / 20.2 sq m  
 Total = 1630 sq ft / 151.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Country Properties. REF: 1375916

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Viewing by appointment only

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