



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA





2 Bedroom Terraced House

Guide Price £315,000 Freehold

Early viewing is strongly advised on this beautifully presented two bedroom character cottage located close to the heart of Stotfold.

Internally this property boasts accommodation that comprises entrance porch, a comfortable lounge and a superbly refitted kitchen/dining room with integrated appliances and bi-fold doors opening out to the rear garden on the ground floor, whilst to the first floor are two bedrooms and a re-fitted, contemporary bathroom suite. Further benefits include gas central heating, double glazing and oak internal doors. Externally the front garden is retained by a brick wall and there is a good size rear garden measuring approximately 70ft with a super summerhouse located at the base.



- Immaculate two bedroom cottage
- Comfortable lounge
- Kitchen/dining room with integrated appliances
- Bi-fold doors leading to the rear garden
- 70ft rear garden
- Oak internal doors
- Gas central heating
- Double glazing
- First floor bathroom
- EPC rating C. Council tax band B

Ground Floor

Front Door:

Double glazed front door leading to:

Entrance Porch:

Glazed oak door leading to the lounge. Radiator. Slate tiled flooring.

Lounge:

Abt. 11' 11" x 11' (3.63m x 3.35m) Double glazed sash window to front. Radiator. Television point. Laminate flooring.

Kitchen/Dining Room:

Abt 16' 3" x 11' 11" (4.95m x 3.63m) A superbly refitted kitchen/dining room comprising a good range of high gloss eye and base level units with soft close doors and drawers, under cupboard lighting, LED plinth lighting and ample work surfaces. Single drainer one and a half bowl 'Franke' sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge and freezer. Plumbing for dishwasher. Tiled splash backs. Cupboard housing gas boiler with plumbing for washing machine. Double glazed bi-fold doors leading to the rear garden. Radiator. Television point. Stairs to first floor. Inset ceiling lights. Porcelain tiled flooring.

First Floor

Landing:

Loft access. Overstairs storage cupboard. Inset ceiling lights. Carpet as fitted. Oak doors to all rooms.

Bedroom One:

Abt. 11' 10" x 10' 11" (3.61m x 3.33m) Double glazed sash window to front. A range of fitted wardrobes to one wall. Radiator. Television point. Carpet as fitted.

Bedroom Two:

Abt. 10' 5" x 5' 9" (3.18m x 1.75m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

Abt. 8' 10" x 5' 8" (2.69m x 1.73m) A superbly refitted white suite comprising: a 'P' shaped bath with waterfall mixer taps and shower over, pedestal wash hand basin and low level WC. Heated towel rail. Shaver socket. Tiled splash backs. Inset ceiling lights. Ceramic tiled flooring.

External

Front Garden:

Steps leading to front door. Decorative stone and a retaining wall.

Rear Garden:

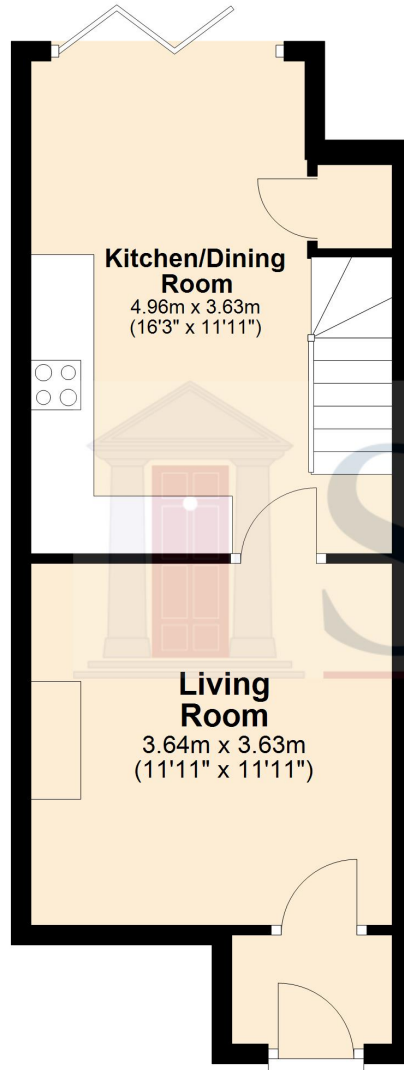
A pleasant rear garden measuring approx 70ft in length. Two paved patio areas with matching footpath. Established lawn. A large timber summerhouse (11'6" x 9'7") to remain.



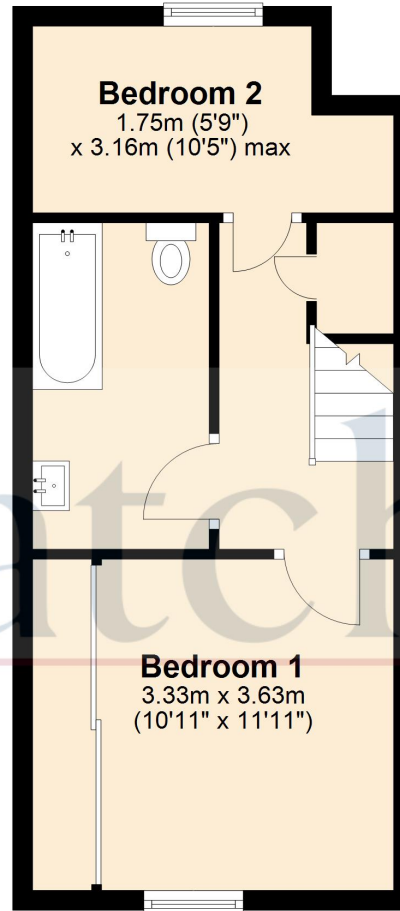


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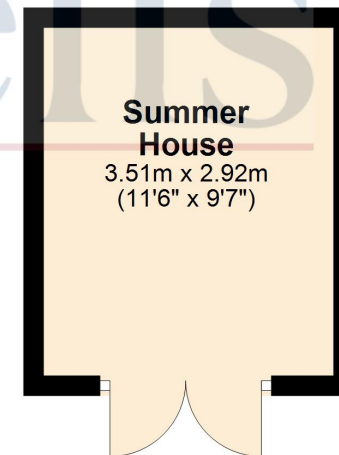
Ground Floor



First Floor



Summer House



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.