



Valerian Way, Stotfold, Hitchin, Hertfordshire. SG5 4ET

| Satchells



4 Bedroom Terraced House

Guide Price £450,000 Freehold

Located on the popular Meadow Brook development on the edge of Stotfold and within the excellent Roecroft Lower School catchment area is this superbly presented and extended 'Charles Church' built family home with accommodation over three floors.

The spacious interior of this property comprises entrance hall, a light and airy lounge with bay window, cloakroom, and the extended kitchen/dining/family room with integrated appliances and bi-fold doors leading out to the rear garden completes the ground floor. The first floor provides three generous bedrooms, two with fitted wardrobes, and the family bathroom, whilst to the second floor is the principal suite with fitted wardrobes and en-suite shower room. Externally is a low maintenance rear garden with artificial lawn and an oversized garage, with additional off road parking in front, located in the rear courtyard.

- Extended family home
- Accommodation over three floors
- Four generous bedrooms
- En-suite to principal bedroom
- Spacious kitchen/dining/family room
- Bi-fold doors to rear garden
- Low maintenance garden
- Oversized garage and parking
- Must be viewed
- Awaiting EPC. Council tax band E

Ground Floor

Front Door:

Composite front door.

Entrance Hall:

Stairs to first floor. Radiator. Wall mounted thermo-stat control. Coved ceiling. Amtico flooring.

Lounge:

Abt. 17' 11" x 12' 7" (5.46m x 3.84m) A good size lounge with double glazed bay window to front with fitted shutters. Two radiators. Television point. Coved ceiling. Carpet as fitted.

Kitchen/Dining/Family Room:

Abt. 19' 1" x 15' 3" (5.82m x 4.65m) A well-appointed kitchen/dining/family room comprising a comprehensive range of eye and base level units with ample roll edge work surfaces and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built in five ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine. Cupboard housing gas boiler Built in storage cupboards. Tiled splashback area. Double glazed bi-fold doors lead to the rear garden. Contemporary vertical radiator. Further radiator. Inset ceiling lights. Amtico flooring.

Cloakroom:

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

First Floor

First Floor Landing:

Stairs to second floor. Airing cupboard. Carpet as fitted.

Bedroom Two:

Abt. 13' 8" x 9' 4" (4.17m x 2.84m) Double glazed window to rear. Built in double wardrobe. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 12' 2" x 9' 4" (3.71m x 2.84m) Double glazed window to front. Radiator. Built in wardrobes. Carpet as fitted.

Bedroom Four/Study:

Abt. 10' 2" x 6' 7" (3.10m x 2.01m) Double glazed window to rear. 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. Part tiled walls. Double glazed window to front. Heated towel rail. Extractor fan. Inset ceiling lights. Vinyl flooring.

Second Floor

Principal Bedroom:

Abt. 19' 6" x 10' 5" (5.94m x 3.17m) A large dual aspect bedroom with double glazed dormer window to front and double glazed Velux window to rear. Built in wardrobes. Two radiators. Telephone point. Loft access. Carpet as fitted.

Ensuite:

A white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Tiled splashback area. Shaver point. Double glazed window to rear. Extractor fan. Inset ceiling lights. Radiator. Vinyl flooring.

Outside**Front Garden:**

Retained with wrought iron railings. Path to front door. Plant borders. Decorative stone.

Rear Garden:

A low maintenance rear garden with a paved patio area. Artificial lawn. Raised beds. Gated rear access.

Garage:

An oversized brick built garage with up and over door and pitched roof with boarded storage over. Parking space in front.

Additional Information**Agents Note:**

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

Anti-Money Laundering (AML):

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.

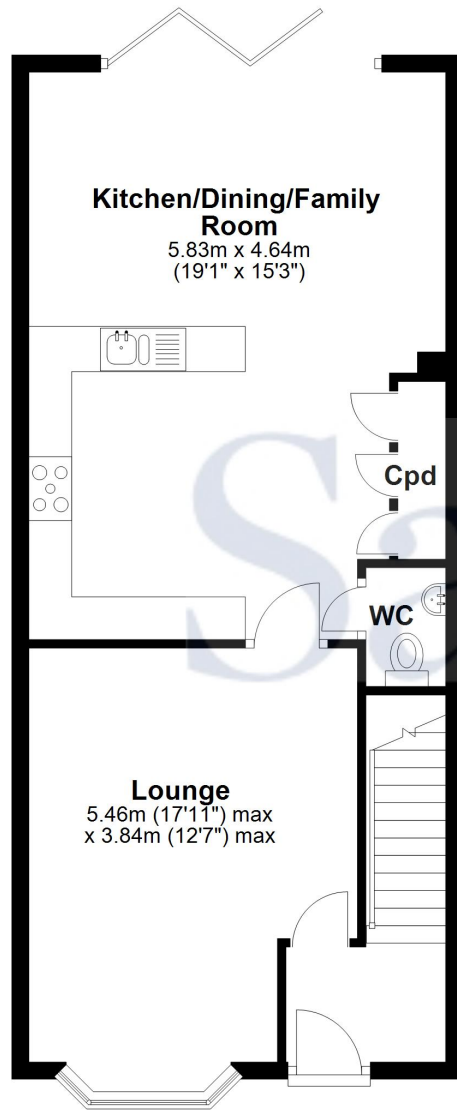




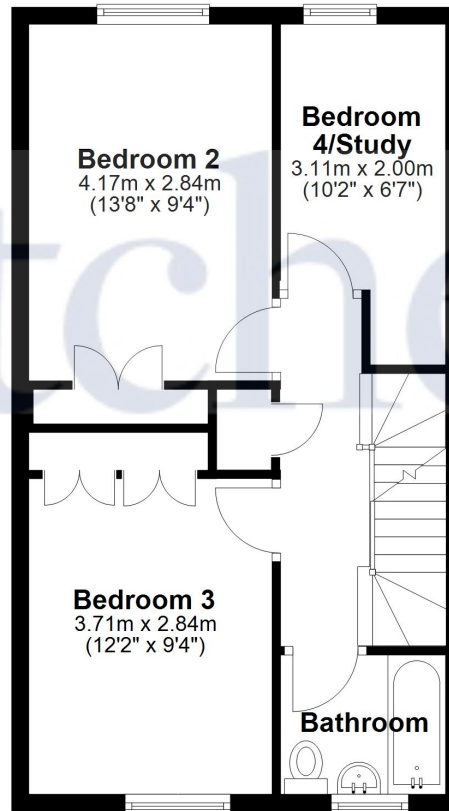
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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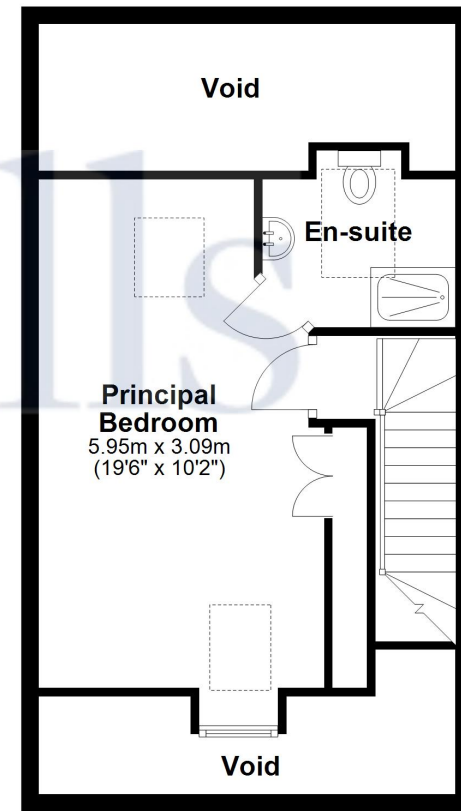
Ground Floor



First Floor



Second Floor



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.