



Dane Close, Stotfold, Hitchin, Hertfordshire. SG5 4DE







## 3 Bedroom Semi-Detached House

### Guide Price £425,000 Freehold

Early viewing is recommended on this extended semi-detached chalet style property located in a popular cul-de-sac on the outskirts of Stotfold.

Internally the good size accommodation comprises entrance hall, separate living and dining rooms divided with bi-fold doors allowing them to be opened up to one through room, a refitted kitchen with integrated appliances and a bathroom to the ground floor. To the first floor are three double bedrooms and a shower room. Externally are gardens to the front and rear, driveway and a single garage.

- Extended chalet style semi
- Three double bedrooms
- Two reception rooms
- Ground floor bathroom
- First floor shower room
- Fitted kitchen with integrated appliances
- Garage and driveway
- Front and rear gardens
- Chain free
- EPC rating D. Council tax band C

## **Ground Floor**

### **Front Door:**

Composite double glazed front door.

### **Entrance Hall:**

An inviting entrance hall with part vaulted ceiling. Stairs to first floor with cupboard under. Double glazed window to front. Radiator. Inset ceiling lights. Laminate flooring.

### **Dining Room:**

Abt. 11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to front. Radiator. Laminate flooring. Bi-fold doors leading to;

### **Living Room:**

Abt. 15' 1" x 11' 9" (4.60m x 3.58m) Double glazed sliding patio door to rear garden. Television point. Radiator. Laminate flooring.

### **Kitchen:**

Abt. 9' 10" x 8' 10" (3.00m x 2.69m) A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Inset one and a half bowl ceramic sink unit. Built in induction hob, double electric oven and extractor hood. Integrated dishwasher. Space for fridge freezer and plumbing for an automatic washing machine. Gas boiler. Double glazed window to rear. Double glazed door to side. Radiator. Inset ceiling lights. Tiled flooring.

## **Bathroom:**

A refitted white suite comprising a panelled bath with mixer tap, shower over and glass screen. Vanity unit with inset wash hand basin and low level WC. Part tiled walls. Built in cupboard with radiator. Double glazed window to side. Tiled flooring.

## **First Floor**

### **Galleried Landing:**

Double glazed window to side. Loft access. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 9" x 10' 6" (3.89m x 3.20m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 5" x 9' 4" (3.17m x 2.84m) Dual aspect double glazed windows to side and rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 10' 5" x 9' 6" (3.17m x 2.90m) Double glazed window to front. Radiator. Carpet as fitted.

### **Shower Room:**

A white suite comprising a fully tiled double width shower cubicle with shower. Pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled walls and flooring.



**Outside:****Front Garden:**

An attractive front garden that is mainly laid to lawn with colourful flower and shrub borders. A driveway providing off road parking for one car leads to the garage.

**Rear Garden:**

A private rear garden with two patio areas and an area laid to lawn with plant and shrub borders. Gated side access. Outside tap.

**Garage:**

A brick built garage with up and over door. Power and light. Double glazed window to rear. Personal door to side passage.

**Agents Note:**

Draft particulars yet to be approved by vendors and maybe subject to change.





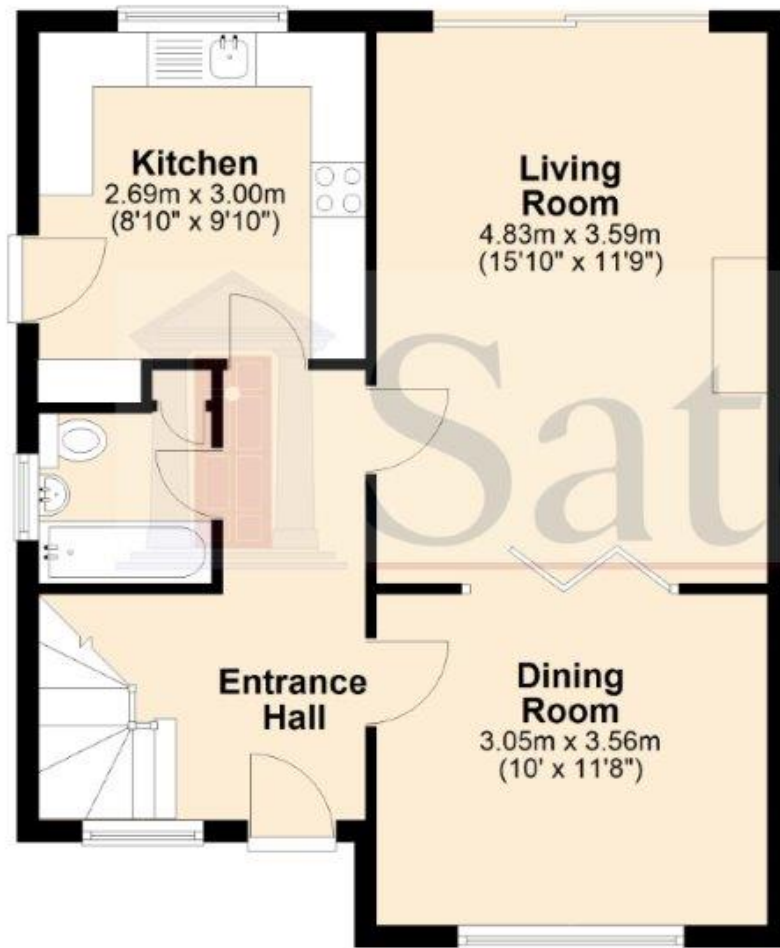


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

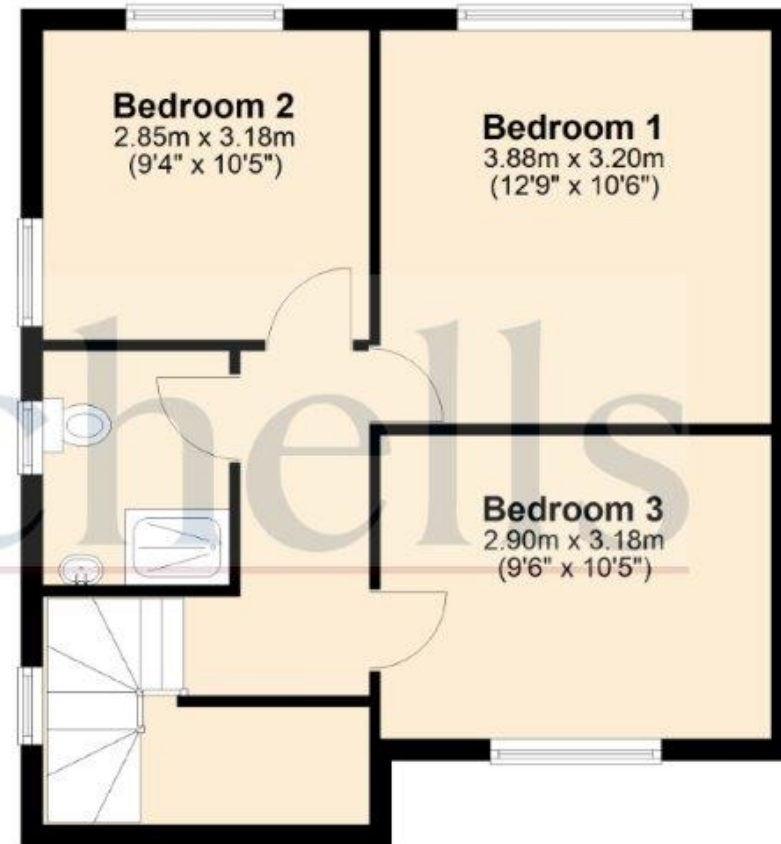




## Ground Floor



## First Floor



For illustration 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.