



Meadow Way, Stotfold, Hitchin, Hertfordshire. SG5 4EE







## 3 Bedroom Detached House

### £525,000 Freehold

Located on a sought after no through road in the heart of Stotfold this BRAND NEW three bedroom detached family home has been constructed to a very high standard and must be viewed internally.

This modern home offers stylish open plan living and comprises entrance hall, cloakroom, sitting room and a contemporary kitchen/dining family room with part vaulted ceiling and bi-fold doors leading out to the rear garden. The utility room completes the ground floor. Upstairs are three double bedrooms and a sumptuous four piece family bathroom. Externally is a good size south west facing rear garden and block paved frontage that provides off road parking for two cars. Further benefits include flooring throughout, underfloor heating to the ground floor, an EV charging point and air source heat pump.

- Brand new detached house
- 10 year new build warranty
- Air source heat pump
- Stunning kitchen/dining/family room
- Sitting room
- Three double bedrooms
- Four piece family bathroom
- Driveway parking for two cars
- South west facing rear garden
- EPC rating B. Awaiting council tax band

## **Ground Floor**

### **Front Door:**

Double glazed composite front door.

### **Entrance Hall:**

A large hallway with stairs leading to the first floor. Storage cupboard. Amtico flooring with underfloor heating.

### **Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level WC. Half tiled walls. Double glazed window to front. Extractor fan. Inset ceiling lights. Amtico flooring with underfloor heating.

### **Sitting Room:**

Abt. 10' 5" x 9' 8" (3.17m x 2.95m) Double glazed window to front. Media points. Carpet as fitted with underfloor heating.

### **Kitchen/Dining/Family Room:**

Abt. 26' 4" x 18' 4" (8.03m x 5.59m) A stunning open plan space, ideal for entertaining, with a part vaulted ceiling and double glazed bi-fold doors leading out to the rear garden. The kitchen area is fitted with a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel unit. Built in induction hob with extractor hood over, eye level electric oven and microwave combi oven. Integrated fridge/freezer and dishwasher. Double glazed window to side. Inset ceiling lights. Two double glazed Velux windows. Media points. Amtico flooring with underfloor heating.

## **Utility Room:**

Abt. 6' 5" x 6' 3" (1.96m x 1.91m) Fitted with a range of units to match those of the kitchen. Ample work surfaces. Plumbing for automatic washing machine and space for tumble dryer. Double glazed window to side. Amtico flooring with underfloor heating.

## **First Floor**

### **Landing:**

Airing cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 18' 0" x 10' 5" (5.49m x 3.17m) A large principle bedroom with double glazed window to rear. Access to the loft space via a retractable ladder. Radiator. Carpet as fitted.

### **Bedroom Two:**

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

### **Bedroom Three:**

Abt. 11' 3" x 7' 5" (3.43m x 2.26m) Double glazed window to rear. Radiator. Carpet as fitted.

**Family Bathroom:**

A white four piece suite comprising panelled bath with mixer taps, fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to front. Extractor fan. Inset ceiling lights. Amtico flooring.

**Outside****Front:**

A block paved frontage provides off road parking for two cars. There is a raised planter with shrubs. EV charging point. Outside light.

**Rear Garden:**

A good sized South West facing rear garden with a paved patio area and the remainder laid to lawn. Gated side access. Outside light. Outside tap.

**Agents Note:**

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





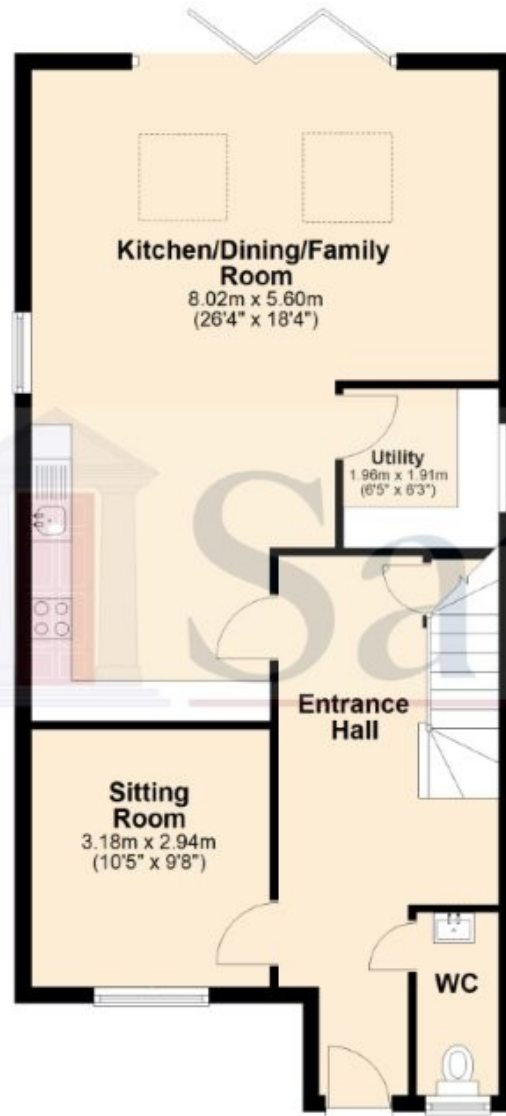


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

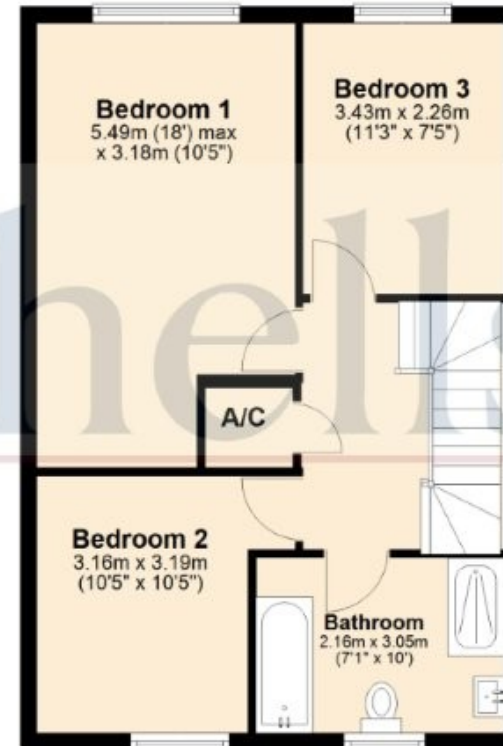




## Ground Floor



## 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.