



Grange Drive, Stotfold, Hitchin, Bedfordshire. SG5 4NJ





## 2 Bedroom Semi-Detached House

### Guide Price £325,000 Freehold

Situated on the desired Greenacres development is this two double bedroom family home. This ideally located property is within walking distance to local shops and schools and further benefits from a home office.

Internally this spacious property comprises welcoming entrance hall, fitted kitchen, open plan living/dining room that creates a wonderful entertaining space and cloakroom. To the first floor are two double bedrooms and family bathroom. Externally is a generous rear garden with home office and driveway for two cars. For further details and your appointment to view contact Satchells Stotfold today.

- Generous family home
- Two double bedrooms
- Fitted kitchen
- Spacious living/dining room
- Cloakroom
- Garden with home office
- Driveway for two cars
- Walking distance to local shops and schools
- **MUST BE VIEWED!**
- Awaiting EPC. Council tax band C



## **Ground Floor**

### **Entrance:**

A welcoming entrance hall with stairs leading to first floor. Access to understairs storage. Laminate flooring.

### **Cloakroom:**

A white suite comprising low level WC with pedestal hand wash basin and tiled splash back. Extractor fan. Radiator. Laminate flooring.

### **Kitchen:**

Abt. 8' 4" x 8' 1" (2.54m x 2.46m) This modern kitchen offers a range of eye and base level units with ample worktop. There is a fitted oven with electric hob and extractor plus space for washing machine, dishwasher and fridge/freezer. Single stainless steel sink with drainer. Tiled splashback. Double glazed window to front. Laminate flooring.

### **Living/Dining Room:**

Abt. 17' 9" x 14' 11" (5.41m x 4.55m) A generous space perfect for entertaining with access to rear garden. Double glazed window to side and rear. Double glazed door. Two radiators. Laminate flooring.

## **First Floor**

### **Landing:**

A roomy landing with access to airing cupboard. Access to loft. Carpet as fitted.

### **Bedroom One:**

Abt. 14' 11" x 9' 10" (4.55m x 3.00m) A large double bedroom with double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 14' 11" x 9' 9" (4.55m x 2.97m) A double bedroom with two double glazed windows to front. Radiator. Carpet as fitted.

**Bathroom:**

A three piece white suite comprising panelled bath with shower attachment over, pedestal hand wash basin and low level WC. Tiled walls surrounding bath and tiled splash back. Heated towel rail. Wall hung vanity units. Double glazed window to side. Extractor fan. Radiator. Vinyl flooring.

**Outside****Front:**

The front offers pathway leading to the front door

which is bordered by well established bushes and driveway for two cars.

**Rear:**

A generous garden with well established lawn and patio area wonderful for alfresco dining. Further benefits include a timber built home office and shed with power and lighting.

**Agents Note:**

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

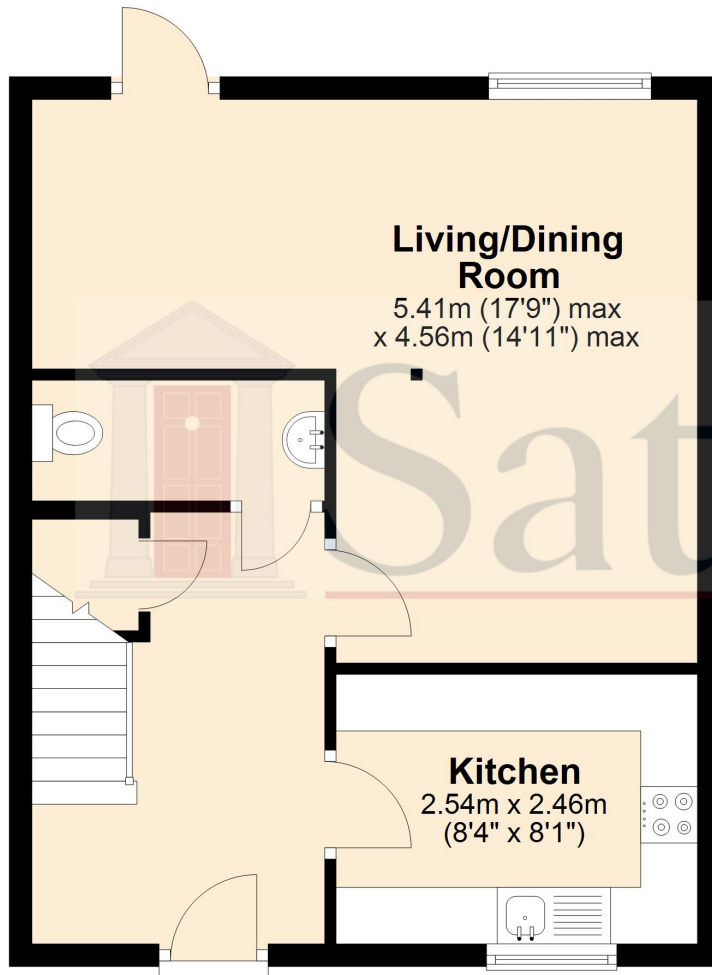




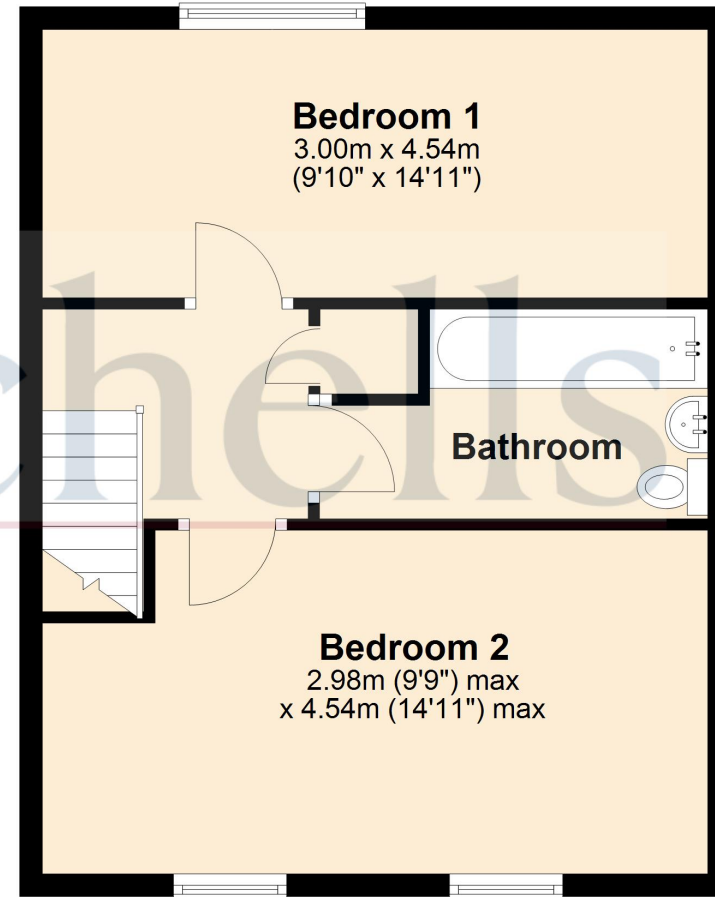
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## Ground Floor



## First 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.