



Hawthorn Croft, Stotfold, Hitchin, Hertfordshire. SG5 4RT







## 2 Bedroom Detached House

### Guide Price £300,000 Freehold

Situated on the popular Beauchamp Mill development is this immaculate two bedroom detached FREEHOLD coach house with garden and parking for two cars.

Internally the accommodation comprises entrance hall with stairs rising to the first floor where the property has a landing with doors leading to a large, bright and airy open plan living space with lounge/dining area and a well-appointed kitchen with integrated appliances, two double bedrooms, one with fitted wardrobes, and a modern bathroom. Externally is a private, enclosed rear garden, a carport for one car with a further parking space in front and a secure storage area. Further benefits include gas central heating and double glazing. A super property that is ideal for first time buyers, investment buyers or a downsizer.

- Detached coach house
- Two double bedrooms
- Spacious open plan living space
- Fitted kitchen with integrated appliances
- Carport parking plus additional space
- Private rear garden
- Gas central heating
- Double glazing
- Estate charge approx. £240 per annum
- EPC rating B. Council tax band B

**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Radiator. Stairs to first floor. Carpet as fitted.

**First Floor:****Landing:**

Double glazed window to rear. Large storage cupboard. Radiator. Inset ceiling lights. Carpet as fitted. Doors to all rooms.

**Living/Kitchen/Dining Room:**

Abt. 17' 11" x 17' 1" (5.46m x 5.21m) A spacious open plan living/kitchen/dining room with twin aspect double glazed windows to the front and a double glazed window to rear. The kitchen area is well appointed and comprises a good range of eye and base level units with ample roll edge work surfaces and an inset single drainer stainless steel one and half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Tiled splashback area. The living/dining area has two radiators, television and telephone points. Inset ceiling lights. Wood effect flooring.

**Bedroom One:**

Abt. 14' 3" x 9' 7" (4.34m x 2.92m) Double glazed window to front. Radiator. Inset ceiling lights. Carpet as fitted.

**Bedroom Two:**

Abt. 14' 3" x 10' 8" (4.34m x 3.25m) Double glazed window to front. Built-in double wardrobe with sliding mirror doors. Radiator. Inset ceiling lights. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower over and a glass shower screen, pedestal wash hand basin and low level WC. Shaver point. Tiled splash back area. Double glazed window to rear. Extractor fan. Radiator. Vinyl flooring.

**Outside:****Rear Garden:**

A private, enclosed courtyard garden that is fully paved. Large walk-in storage cupboard. Gated side access.

**Parking:**

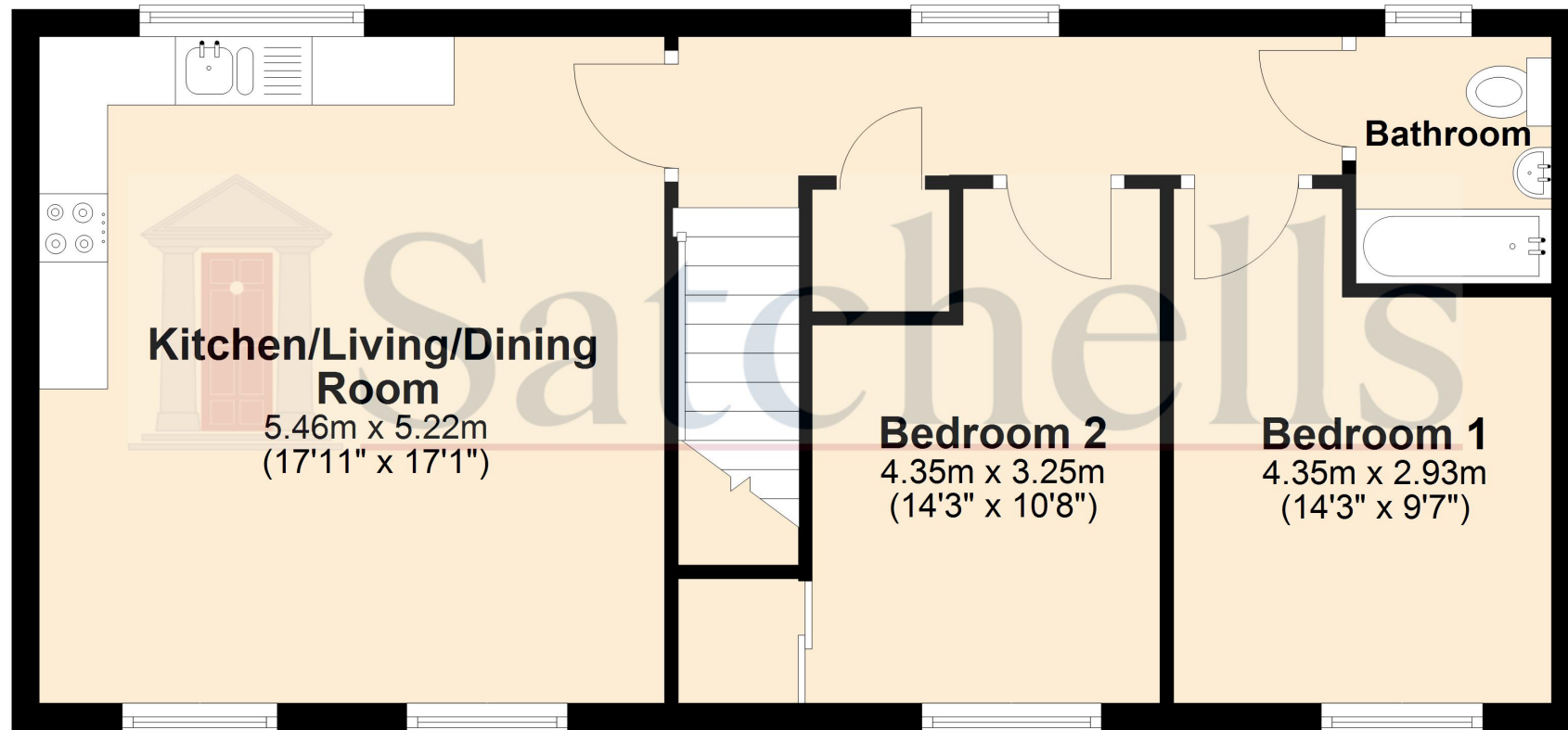
A carport provides covered parking for one car with additional parking in front.



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## 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.