



Maple Gardens, Stotfold, Hitchin, Hertfordshire. SG5 4SH

| Satchells





## 4 Bedroom Detached House

### Guide Price £625,000 Freehold

Step inside this exceptional four bedroom property to be greeted by a beautifully arranged ground floor that effortlessly balances everyday practicality with stylish living.

The heart of the home is the expansive dual aspect open plan kitchen/dining room, a bright and inviting space with direct access to the garden via bi-fold doors, whilst the spacious lounge offers a cosy yet refined retreat. A cleverly positioned ground floor bedroom with its own private en-suite provides superb flexibility. A convenient cloakroom and well placed staircase complete the thoughtfully arranged ground level.

Upstairs, the sense of space continues. The principal bedroom is a tranquil sanctuary featuring an en-suite, with two further well proportioned bedrooms providing comfortable accommodation being served by a stylish family bathroom, all of which are accessed via a central landing.

Outside, the home opens onto a good size south facing rear garden, an ideal space for summer entertaining under the pergola, children's play, or peaceful morning coffee in the sun. There is also driveway parking for up to three cars.

- A stunning family home
- Four generous bedrooms
- Two en-suite shower rooms
- 27ft kitchen/dining room
- Dual aspect lounge
- Family bathroom
- Front and rear gardens
- Off-road parking for three cars
- Must be viewed
- EPC rating A. Council tax band E

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

Double glazed composite front door.

**Hallway:**

A welcoming entrance hall boasting an oak and glass staircase leading to the first floor. Storage cupboard. Porcelain tiled flooring with underfloor heating.

**Kitchen/Dining Room:**

Abt. 27' 1" x 12' 4" (8.26m x 3.76m) The heart of the property is an impressive open plan kitchen/dining room featuring a comprehensive range of eye and base level units with ample granite work surfaces including an island in the centre. Integrated appliances including dishwasher, washer/dryer and fridge/freezer. Induction hob with tiled splashback area and extractor over, double eye-level electric oven and one and a half bowl sink unit. To finish this fantastic area off are large bi-fold doors opening out to the rear garden with porcelain tiled flooring with underfloor heating throughout.

**Lounge:**

Abt. 16' 4" x 11' 2" (4.98m x 3.40m) A modern bright and airy lounge complimented by dual aspect double glazed windows to front and side. Laminate flooring with underfloor heating.

**Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level WC.. Half tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring with underfloor heating.

**Bedroom Two:**

Abt. 12' 2" x 11' 2" (3.71m x 3.40m) A generous double bedroom with double glazed window to rear. Media point. Carpet as fitted with underfloor heating.

**Ensuite:**

A white suite comprising fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Half tiled walls. Extractor fan. Double glazed window to rear. Inset ceiling lights. Tiled flooring with underfloor heating.

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

A airy landing complemented by Velux window. Cupboard housing water tank. Radiator. Access to eaves storage. Carpet as fitted.

**Bedroom One:**

Abt. 11' 1" x 11' 2" (3.38m x 3.40m) A spacious dual aspect principal bedroom with double glazed window to front and side. Built in wardrobes. Radiator. Media point. Carpet as fitted.

**Ensuite:**

A white suite comprising fully tiled double shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Half tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring with underfloor heating.

**Bedroom Three:**

Abt. 10' 0" x 12' 4" (3.05m x 3.76m) Two built in storage cupboards. Double glazed window to front and Velux window. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 8' 10" x 9' 3" (2.69m x 2.82m) Velux window. Radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower over and glass shower screen. Vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Extractor fan. Velux window. Inset ceiling lights. Porcelain tiled flooring.



### **Outside Front Garden:**

A striking front garden welcomes you with a stylish pathway leading to the front door, surrounded by beautiful mature shrubs and plants. Decorative stones and outdoor lighting add elegance, while a generous driveway offers parking for up to three cars.

### **Rear Garden:**

An attractive landscaped garden features a paved patio perfect for outdoor dining, leading onto a well kept established lawn. A timber shed and pergola with decking create ideal spaces for storage and relaxation. Gated side access, outdoor lighting, tap, and power sockets complete this well-equipped outdoor space.

### **Additional Information**

#### **Agents Note:**

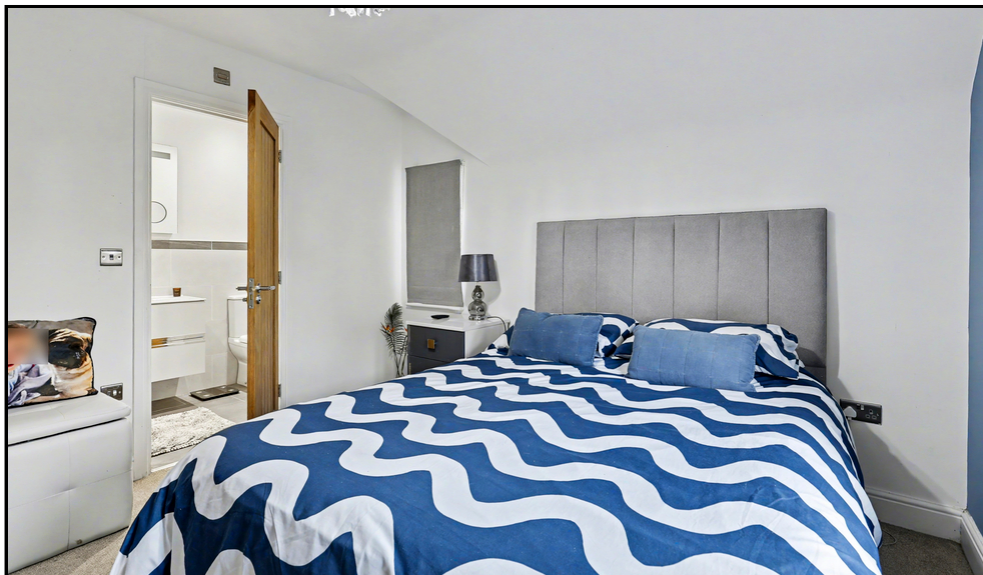
Draft particulars yet to be approved by vendor and maybe subject to change.

### **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.



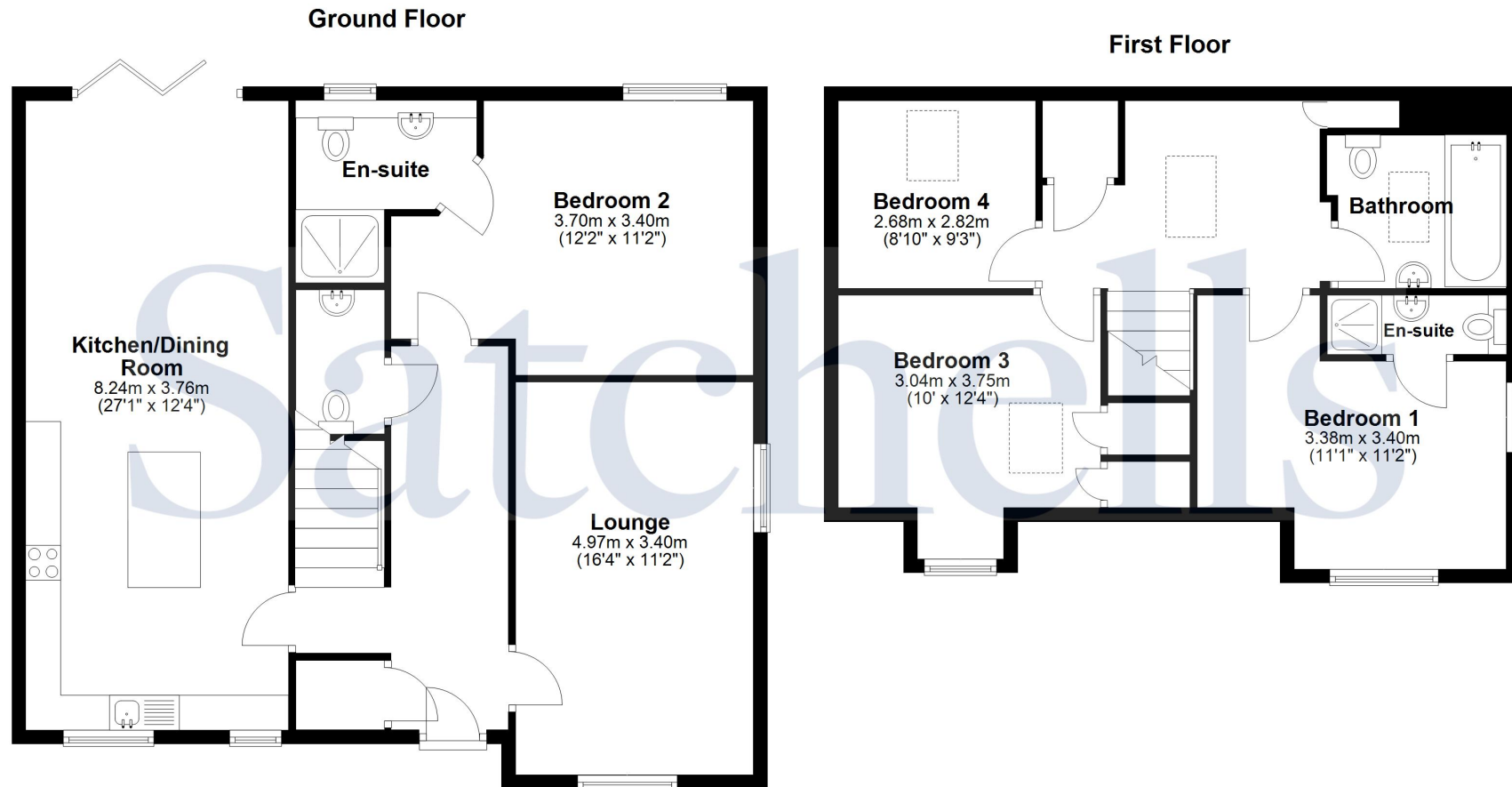




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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.