



Juniper Mead, Stotfold, Hitchin, Hertfordshire. SG5 4RU







## 3 Bedroom Semi-Detached House

### Guide Price £390,000 Freehold

Located on the popular Beauchamp Mill development is this beautifully presented three bedroom semi-detached property positioned in a pleasant cul-de-sac with open views to the front.

The ground floor accommodation provides an entrance hall, good sized living room, guest cloakroom, a large storage cupboard and a large fully fitted kitchen/dining area, with integrated appliances, which opens through French doors to the private rear garden. The first floor comprises three bedrooms, the principal with en-suite shower room, and a family bathroom. Externally is a private rear garden with a large decking area, ideal for al-fresco dining, a brick built garage and block paved driveway that provides off road parking for three cars.

- Immaculate semi detached family home
- Three good size bedrooms
- En-suite to principal bedroom
- Fully fitted kitchen/dining room
- Spacious living room
- Ground floor cloakroom
- Front and rear gardens
- Garage and driveway for 3 cars
- Open views to front
- EPC rating B. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Carpet as fitted.

### **Living Room:**

Abt. 14' 0" x 12' 0" (4.27m x 3.66m) Double glazed window to front. Television point. Radiator. Coved ceiling. Carpet as fitted.

### **Cloakroom:**

A white suite comprising low level wc and pedestal wash hand basin. Tiled splashback area. Radiator. Vinyl flooring.

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

Abt. 15' 6" x 9' 5" (4.72m x 2.87m) A superbly fitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, double electric oven and extractor hood. Tiled splashback area. Double glazed french doors to rear garden. Large storage cupboard. Radiator. Extractor fan. Vinyl flooring.

## **First Floor**

### **Landing:**

Loft access. Radiator. Carpet as fitted.

## **Bedroom One:**

Abt. 9' 9" x 9' 4" (2.97m x 2.84m) Double glazed window to front. A range of fitted wardrobes. Radiator. Coved ceiling. Television point. Telephone point. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Tiled splashback area. Radiator. Double glazed window to front. Extractor fan. Vinyl flooring.

## **Bedroom Two:**

Abt. 10' 10" x 8' 8" (3.30m x 2.64m) Double glazed window to rear. Radiator. Picture rail. Coved ceiling. Carpet as fitted.

## **Bedroom Three:**

Abt. 11' 8" x 6' 7" (3.56m x 2.01m) Double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

## **Bathroom:**

A white suite comprising panelled bath with mixer tap, shower over and glass shower screen, pedestal wash hand basin and low level wc. Tiled splashback area. Radiator. Extractor fan. Vinyl flooring.

## **Outside**

### **Front Garden:**

A block paved driveway provides off road parking for three cars. Attractive plants and shrubs.

### **Rear Garden:**

A private rear garden with a large decking area with the remainder laid to lawn. Gated side access.

### **Garage:**

A brick built single garage with up and over door. Pitched roof. Power and light. A personal doors leads to the rear garden.

## **Agents Note:**

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





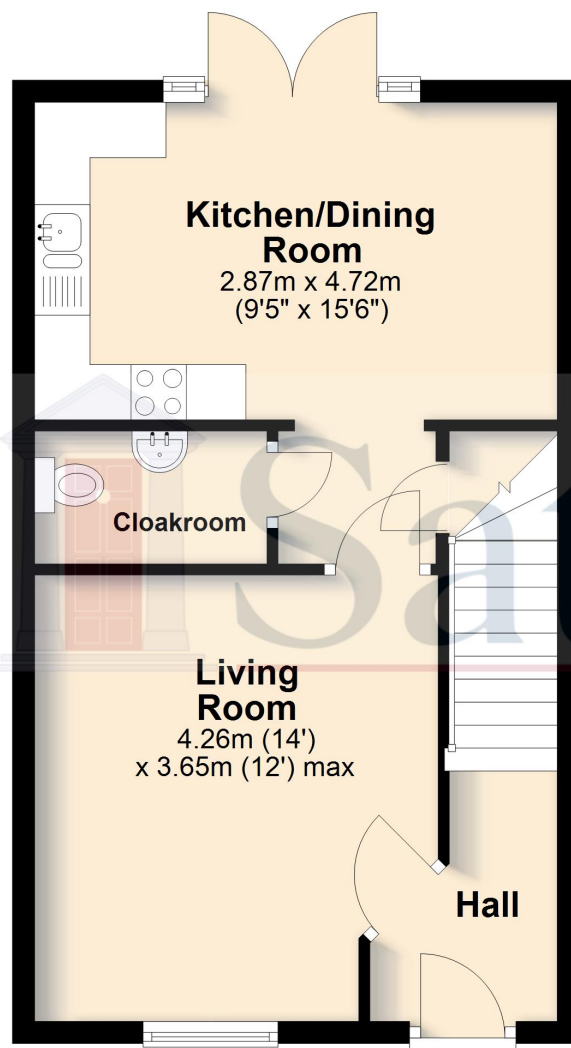


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

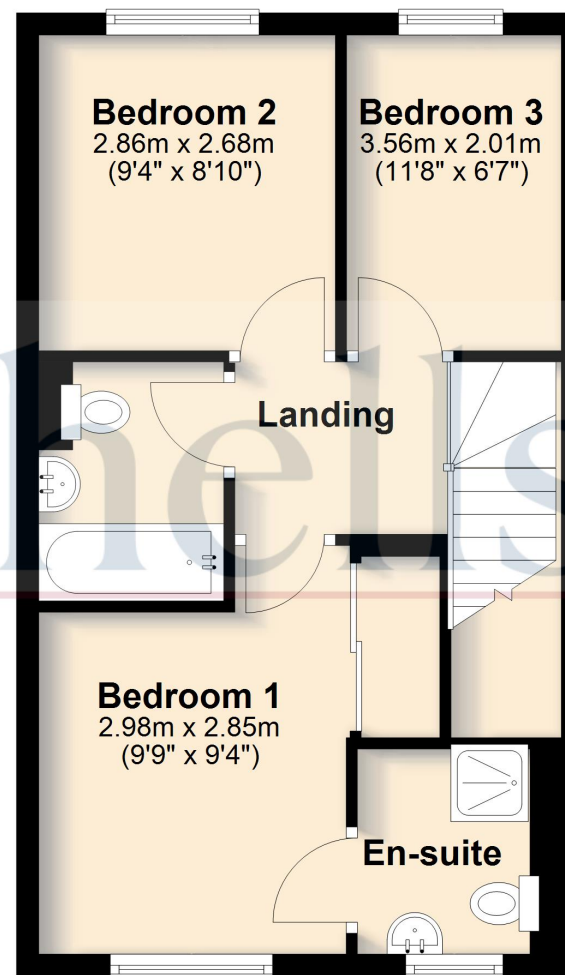




## Ground Floor



## 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.