



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA





## 3 Bedroom Detached House

### Guide Price £450,000 Freehold

A BRAND NEW three double bedroom detached house located in a non-estate position close to the centre of Stotfold.

- Brand new detached home
- Three double bedrooms
- En-suite to master bedroom
- Kitchen/dining room with integrated appliances
- Spacious living room
- Ground floor cloakroom
- Front and rear gardens
- Parking for two cars
- EV charging point
- EPC rating B. Awaiting council tax band

## **Ground Floor**

### **Front Door:**

Composite double glazed front door.

### **Entrance Hall:**

Stairs to first floor with large storage cupboard under. Radiator. Carpet as fitted.

### **Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level wc. Tiled splashback area. Double glazed sash window to front. Extractor fan. Inset ceiling lights. Vinyl flooring.

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

Abt. 19' 2" x 10' 8" (5.84m x 3.25m) A fully fitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built in ceramic hob, electric oven and extractor hood. Integrated washing machine and dishwasher. Space for fridge/freezer. Double glazed sash bay window to front. Television point. Radiator. Double glazed door to side. Inset ceiling lights. Vinyl flooring.

### **Living Room:**

Abt. 17' 5" x 14' 7" (5.31m x 4.45m) A spacious, light and airy living room. Double glazed French doors leading to the rear garden. Double glazed window to rear. Radiator. Television point. Carpet as fitted.

### **First Floor**

#### **Landing:**

Loft access. Large storage cupboard. Carpet as fitted.

#### **Master Bedroom:**

Abt. 12' 6" x 10' 9" (3.81m x 3.28m) Twin aspect double glazed sash windows to front. Radiator. Television point. Carpet as fitted.

#### **En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Tiled splashback area. Airing cupboard. Double glazed sash window to front. Extractor fan. Radiator. Inset ceiling lights. Vinyl flooring.

#### **Bedroom Two:**

Abt. 13' 1" x 9' 1" (3.99m x 2.77m) Double glazed window to rear. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 14' 4" x 8' 1" (4.37m x 2.46m) Double glazed window to rear. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass shower screen. Vanity unit with inset wash hand basin and low level wc. Part tiled walls. Double glazed window to side. Extractor fan. Radiator. Inset ceiling lights. Vinyl flooring.

**External****Front Garden:**

Path to front door. Laid to lawn with retaining wall.

**Rear Garden:**

A fully enclosed rear garden with gated side access. Patio area. External lighting. Outside electric point.

**Parking:**

Allocated parking for two cars. There is also an electric vehicle charging point.

**Agents Note:**

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

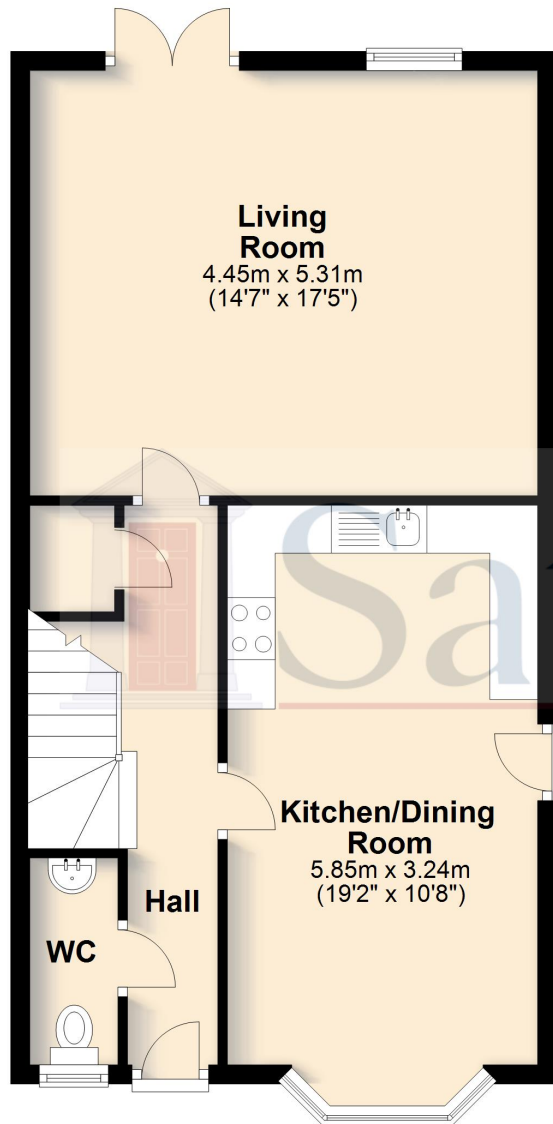




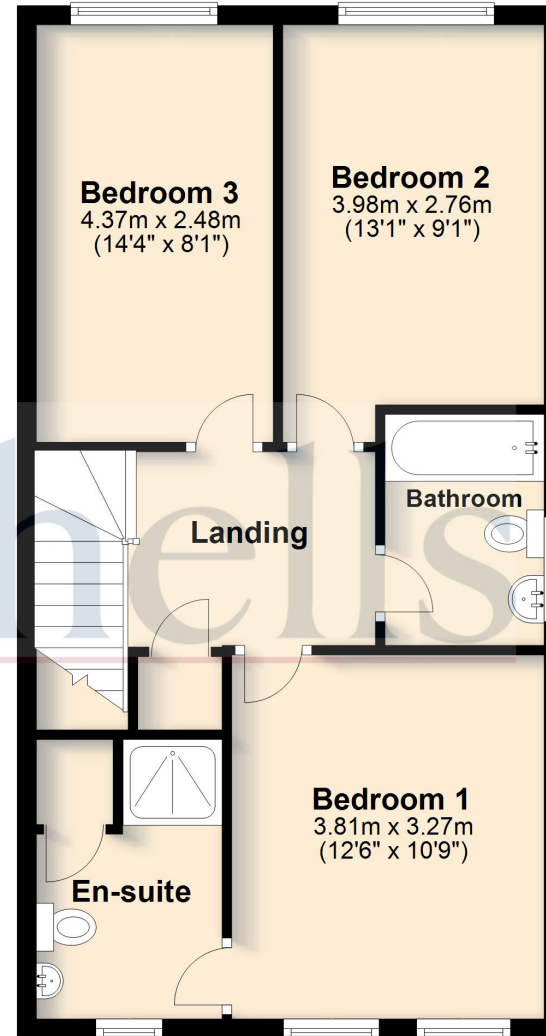
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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