



Astwick Road, Stotfold, Hitchin, Hertfordshire. SG5 4AT







## 4 Bedroom Semi-Detached House

### Guide Price £500,000 Freehold

Located on the outskirts of Stotfold is this large semi-detached four bedroom family home with a spacious accommodation spread over three floors.

To the ground floor is an entrance hall, light and airy lounge, separate dining room with bi-fold doors opening out to the south facing rear garden, and a fitted kitchen. At first floor level are two double bedrooms, a further single bedroom and a refitted four piece bathroom suite, whilst to the second floor is the principal bedroom along with an en-suite shower room. Externally is a good size frontage with off road parking for three/four cars, plus a carport and garage. To the rear is a mature south facing garden with a large summer house/games room.

- Extended family home
- Four generous bedrooms
- En-suite to principal bedroom
- Two reception rooms
- Fitted kitchen
- Large summer house/games room
- Driveway, garage and carport
- South facing rear garden
- Must be viewed
- EPC rating C. Council tax band D.



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

Double glazed composite front door.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Laminate flooring.

**Lounge:**

Abt. 13' 11" x 12' 0" (4.24m x 3.66m) Access via double doors from the entrance hall. Double glazed window to front. Radiator. Built-in cupboards with alcove shelving. Television point. Carpet as fitted.

**Kitchen:**

Abt. 10' 0" x 9' 6" (3.05m x 2.90m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Composite single drainer one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated dishwasher. Plumbing for automatic washing machine. Space for fridge/freezer. Double glazed window to rear. Double glazed door to side. Radiator. Inset ceiling lights. Laminate flooring.

**Dining Room:**

Abt. 10' 8" x 10' 1" (3.25m x 3.07m) Double glazed bi-fold doors leading out to the rear garden. Radiator. Laminate flooring.

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

Double glazed window to side. Stairs leading to the second floor. Inset ceiling lights. Carpet as fitted.

**Bedroom Two:**

Abt. 12' 1" x 11' 8" (3.68m x 3.56m) Double glazed window to front. Radiator. Coving to ceiling. Painted floorboards.

**Bedroom Three:**

Abt. 11' 8" x 10' 1" (3.56m x 3.07m) Double glazed window to rear. Radiator. Painted floorboards.

**Bedroom Four:**

Abt. 8' 0" x 7' 10" (2.44m x 2.39m) Double glazed window to front. A fitted double wardrobe with sliding doors. Radiator. Coving to ceiling. Carpet as fitted.

**Family Bathroom:**

Abt. 7' 10" x 7' 6" (2.39m x 2.29m) A recently refitted four piece suite comprising a free standing double ended bath with standpipe tap, fully tiled corner shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Shaver point. Contemporary vertical radiator. Part tiled walls. Double glazed window to rear. Inset ceiling lights. Tiled flooring.

**Second Floor:****Second Floor Landing:**

Door to principal bedroom.

**Principal Bedroom:**

Abt. 16' 1" x 10' 7" (4.90m x 3.23m) Double glazed window to rear. Radiator. Inset ceiling lights.



**En-Suite:**

A white suite to comprise shower, vanity unit with inset wash hand basin and low level WC. Contemporary vertical radiator. Cupboard housing gas boiler. Double glazed window to rear. Inset ceiling lights. Extractor fan.

**Outside:****Front Garden:**

A large gravelled frontage provides off road parking for 4 cars. Double gates lead to the car port that provides additional undercover parking. Outside tap. Outside light.

**Rear Garden:**

A large south facing rear garden with paved patio area leading to an established lawn. A stoned path leads to the summer house. Further seating area. Storage sheds. Plant and flower borders. Gated side access.

**Summer House/Games Room:**

Abt. 15' 6" x 10' 8" (4.72m x 3.25m) A timber summer house with decked veranda located at the base of the rear garden. Hardwood double glazed double doors. Twin aspect double glazed windows. Feature wall mounted electric fire. Power and lighting. Carpet as fitted.

**Garage:**

Abt. 16' 0" x 8' 5" (4.88m x 2.57m) A single brick built garage with double wooden doors, power and lighting.

**Additional Information:****Agents Note:**

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

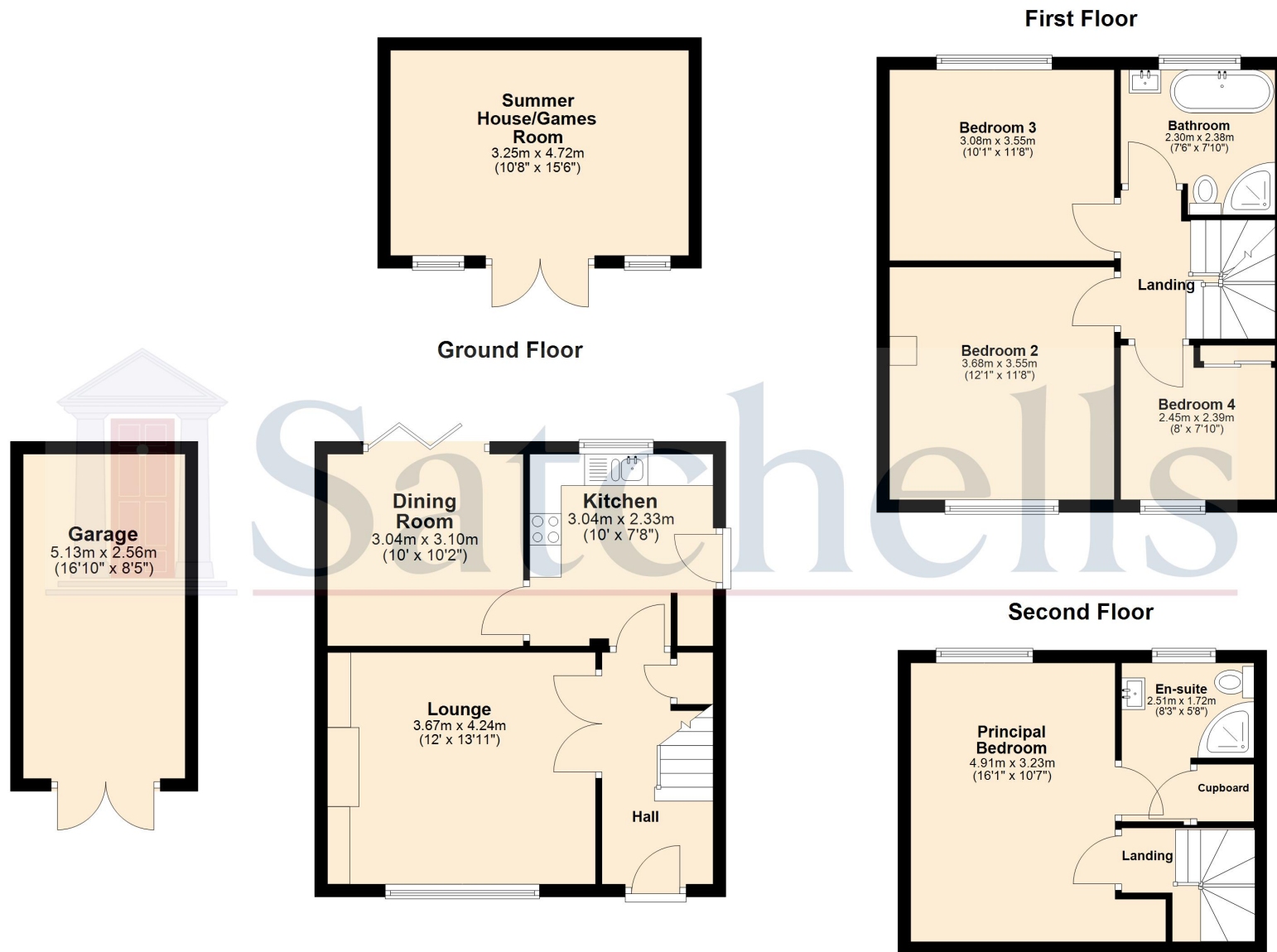






These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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





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.