



Netherstones
Stotfold, Hitchin,
Bedfordshire, SG5 4BS
£475,000

country
properties

Set in a small cul de sac location this 4 bedroom detached family home is offered in superb condition throughout and is offered with NO UPWARD CHAIN

- EV Car charging point
- Spacious 15ft Kitchen/Breakfast Room
- Just a short walk to the local recreation ground
- No upward chain
- All bedrooms with built in storage
- Master bedroom with stylish re-fitted en-suite

Ground Floor

Entrance Hall

Stairs rising to first floor. Door into living room. Double glazed window to side aspect. Radiator.

Living / Dining Room

26' 8" (into bay) x 12' 6" (max) (8.12m into bay x 3.82m max) Wood effect flooring. Double glazed bay window to front aspect. Two radiator. Open plan to dining room. Dining area with multi pane double doors onto conservatory. Radiator.

Conservatory

9' 0" x 8' 11" (2.74m x 2.72m) Wood effect flooring. Insulated roof. Patio doors onto rear garden.

Kitchen / Breakfast Room

15' 11" (max) x 10' 5" (max) (4.85m max x 3.18m max) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer with swan neck mixer tap over. Integrated oven and integrated microwave above. Induction hob with stainless steel extractor fan over. Tiled splashbacks. Integrated dishwasher. Integrated fridge/freezer. Space for washing machine. Double glazed window to rear aspect. Patio door onto rear garden and small window to side. Breakfast bar. Tiled effect vinyl flooring. Door to understairs cupboard with space for a tumble dryer.

First Floor

Landing

Fitted carpet. Loft access. Airing cupboard housing a boiler. Doors to all rooms and family bathroom.



Bedroom One

12' 9" (max) x 8' 3" (3.89m max x 2.52m)

Master bedroom with double glazed window to front aspect. Radiator. Double built in wardrobe. Door to En Suite.

En-suite

Suite comprising vanity wash hand basin, low level WC and shower cubicle. Heated towel rail. Tile effect vinyl flooring. Obscure double glazed window to rear aspect.

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.90m) Double glazed window to front aspect. Built in double wardrobes. Radiator. Fitted carpet.

Bedroom Three

9' 3" (max) x 9' 0" (max) (2.82m max x 2.74m max) Double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom Four

8' 10" x 6' 10" (2.69m x 2.08m) Wood effect flooring. Radiator. Double glazed window to front aspect. Built in storage cupboard.

Bathroom

Suite comprising wall mounted wash hand basin with tiled splashbacks, low level WC and panel enclosed bath tub with shower over and tiled splashback wall. Marble tiled effect vinyl flooring. Heated towel rail. Obscure double glazed window to rear aspect.

Outside

Rear Garden

Private rear garden enclosed by timber fencing, porcelain paved patio area and area laid to lawn. Gated access to front.

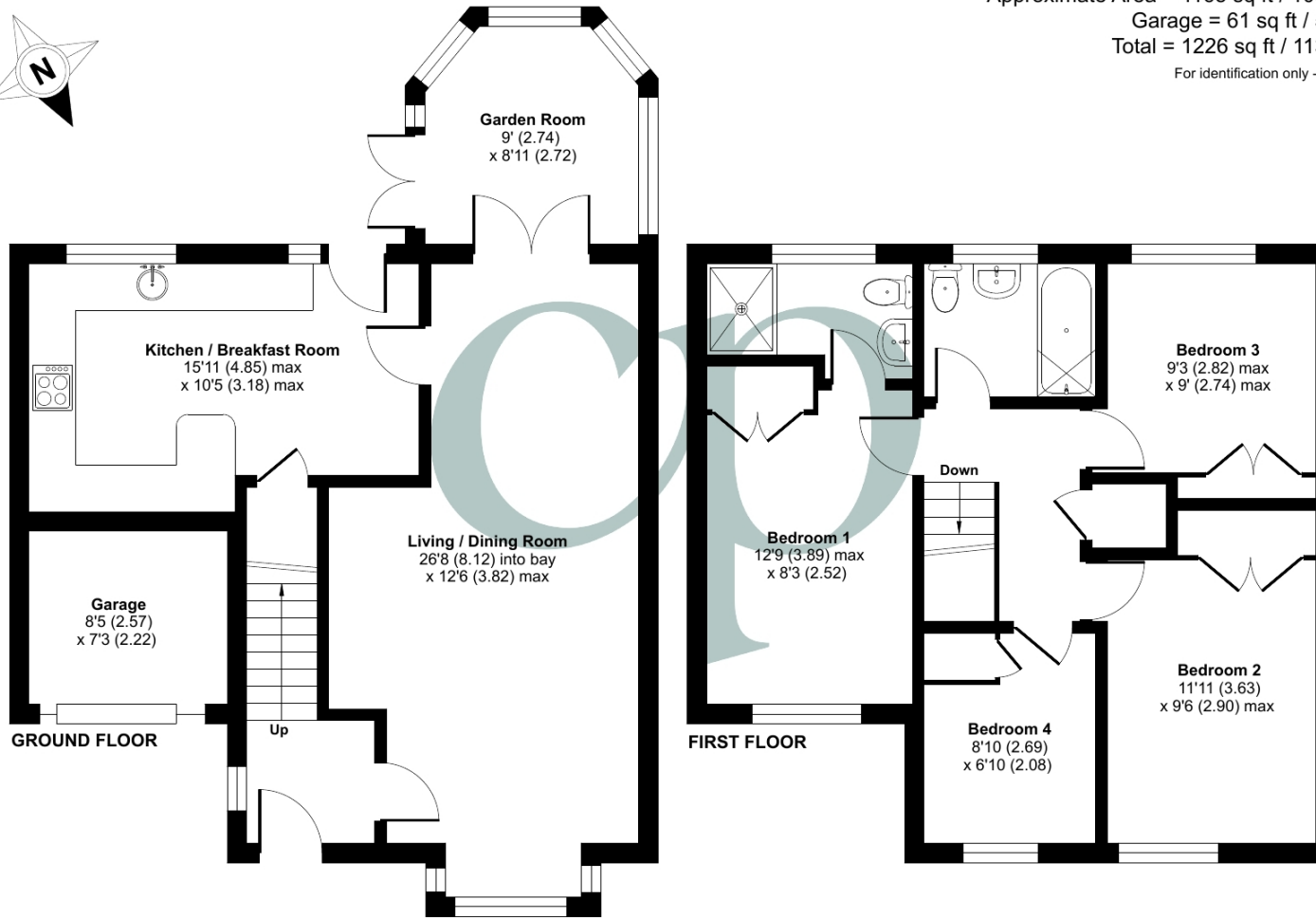
Garage

Part converted garage providing storage space. Up and over door. Power. Please Note: The garage has been part converted to provide part of the kitchen and therefore cannot be used to park a vehicle.

Parking

Block paved driveway to front of the property, providing off road parking for up to three cars.





Approximate Area = 1165 sq ft / 108.2 sq m

Garage = 61 sq ft / 5.6 sq m

Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1254411

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Viewing by appointment only

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