



Coppice Mead, Stotfold, Hitchin, Hertfordshire.





4 Bedroom Town House

£365,000 Freehold

A modern four bedroom family home with accommodation over three floors situated in a small development of similar style properties within a short stroll of the centre of Stotfold. CHAIN FREE!

- Spacious family home
- Four generous bedrooms
- Two en-suite shower rooms
- Family bathroom
- Fitted kitchen
- 'L' shaped living room
- Ground floor cloakroom
- Front and rear gardens
- Garage
- EPC rating C. Council tax band D

Ground Floor

Front Door:

Double glazed front door leading to:

Entrance Hall:

Stairs leading to first floor with storage cupboard under. Radiator. Coved ceiling.

Cloakroom:

Double glazed window to front. White suite comprising pedestal wash hand basin and low level wc. Tiled splash backs. Radiator. Coved ceiling.

Kitchen:

Abt. 9' 9" x 8' 3" (2.97m x 2.51m) Double glazed window to front. Matching wall and base units with ample work surfaces. Tiled splash backs. Neff gas hob with extractor over. Built in oven and grill. Integrated dishwasher, washer/dryer and fridge/freezer. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Cupboard housing wall mounted gas fired boiler with timer. Under cupboard lighting. Radiator. Coved ceiling. Recessed down lights.

Living Room:

Abt. 16' 11" x 15' 7" at widest points(5.16m x 4.75m) An L-shaped living room with double glazed window and casement doors to rear garden. Feature fireplace with gas coal effect fire with timer mantle and granite hearth. Radiator. Media points. Coved ceiling.

First Floor

First Floor Landing:

Coved ceiling. Staircase to second floor.

Master Bedroom:

Abt. 11' 2" x 8' 10" (3.40m x 2.69m) Double glazed window to front. Radiator. Coved ceiling. Recessed wardrobe. Media points. Door to:

En-Suite Shower Room:

White suite comprising: tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Extractor fan. Wall light point. Coved ceiling. Recessed down lights.

Bedroom Three:

Abt. 10' x 8' 10" (3.05m x 2.69m) Double glazed window to rear. Radiator. Coved ceiling.

Bedroom Four:

Abt. 10' x 6' 6" (3.05m x 1.98m) Double glazed window to rear. Radiator. Coved ceiling.

Family Bathroom:

Double glazed window to front. White suite comprising: glass wash hand basin, shaped bath with shower over and glazed screen and concealed cistern low level wc. Tiled splash backs. Radiator. Wall light point. Coved ceiling. Extractor fan. Recessed down lights.

Second Floor

Second Floor Landing:

Airing cupboard. Door to:

Bedroom Two:

Abt. 13' 5" x 12' 4" (4.09m x 3.76m) Double glazed dormer window to front and recessed wardrobe. Radiator. Door to:

En-Suite Shower Room:

Velux window to rear. Suite comprising: tiled shower cubicle with folding door, pedestal wash hand basin and low level wc. Fitted shelving. Radiator. Shaver point. Recessed down lights. Extractor fan.

External**Front Garden:**

Paved pathway leading to front door with shrub borders.

Rear Garden:

Decking with balustrade and stepping stone pathway to rear gate. Laid to lawn with flower and shrub borders. Fenced boundaries.

Garage:

A brick built garage with pitched roof and up and over door. Situated in a courtyard to the rear of property.

Agents Note:

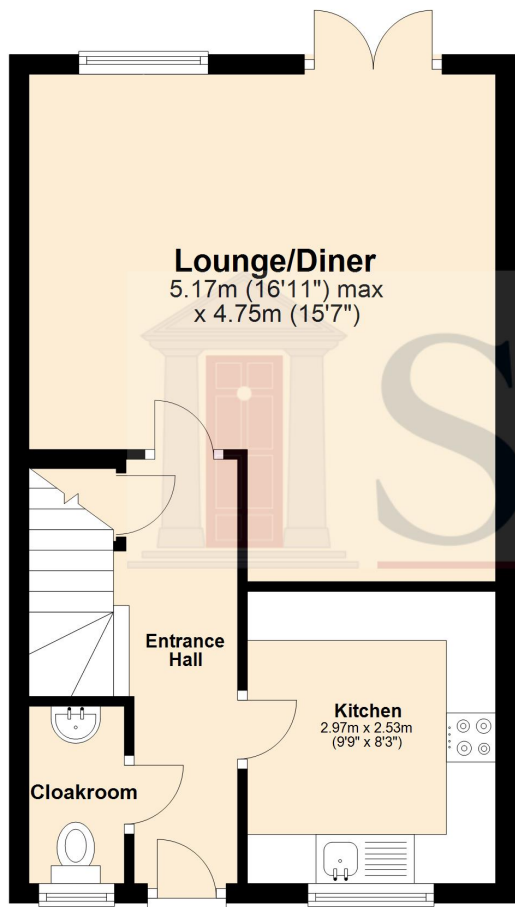
Draft particulars yet to be approved by the vendor and may be subject to change.



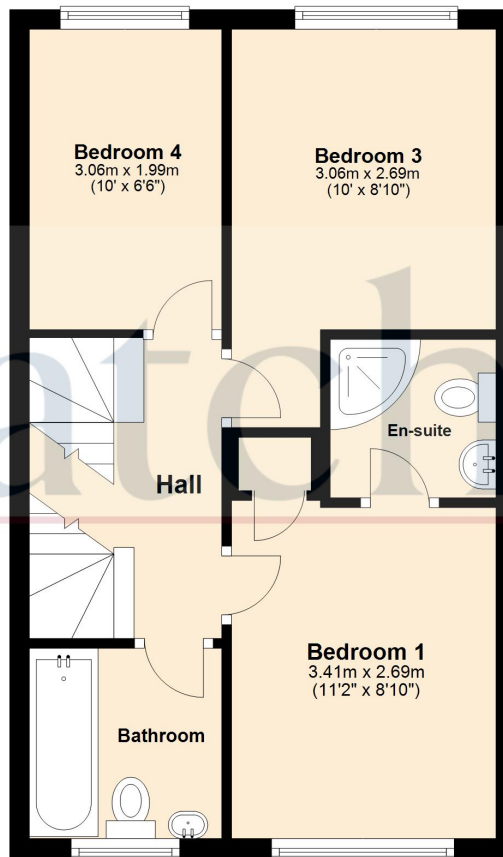


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

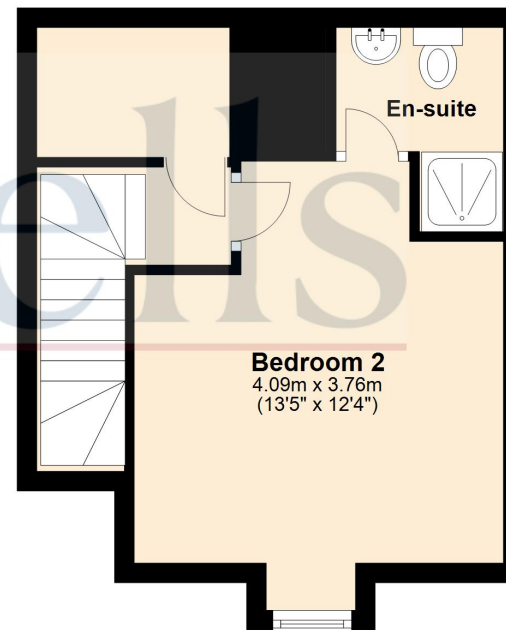
Ground Floor



First Floor



Second 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.