



Coppice Mead, Stotfold, Hitchin, Hertfordshire. SG5 4JX





4 Bedroom Semi-Detached House

Guide Price £525,000 Freehold

Located in a popular no-through road close to the heart of Stotfold is this extended semi-detached family home that offers a tremendous living space.

Entering the property you step into a small porch that leads into the full width living room, beyond which is the inner hallway and the first three-piece family bathroom. Walking through an arch then brings you to the hub of the home, a fantastic and extended kitchen/dining/family room with integrated appliances, a central island and bi-fold doors that open out to the attractive rear garden backing onto the recreation ground. The utility room completes the ground floor accommodation. To the first floor are four bedrooms and a refitted shower room. Externally are gardens to the front and rear, an attached garage and a driveway that provides off road parking for two cars.

- Extended family home
- Superb kitchen/dining/family room
- Light and airy living room
- Refitted bathroom and shower room
- Four bedrooms
- Attractive gardens
- Garage and driveway
- Underfloor heating
- Chain free
- EPC rating C. Council tax band D

Ground Floor:**Entrance Porch:**

An enclosed entrance porch with double glazed front door and double glazed window to front. Tiled flooring with underfloor heating.

Living Room:

Abt. 17' 6" x 9' 10" (5.33m x 3.00m) Twin aspect double glazed windows to front. Television point. Coving to ceiling. Tiled flooring with underfloor heating.

Inner Hallway:

Stairs to first floor with cupboard under. Tiled flooring with underfloor heating.

Bathroom:

A refitted white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window to side. Extractor fan. Part tiled walls. Tiled flooring with underfloor heating.

Kitchen/Dining/Family Room:

Abt. 22' 11" max x 21' 0" (6.99m max x 6.40m) Making for a super entertaining space this extended kitchen/dining/family room comprises a comprehensive range of eye and base level units with solid wood worktops. Double Butler sink. Built-in five ring gas hob, eye level double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Tiled splash back area. Matching central island incorporating a solid wood breakfast bar. Three roof lanterns. Double glazed bi-fold doors leading to the rear garden. Inset ceiling lights. Tiled flooring with underfloor heating.

Utility Room:

Double glazed door leading to side. Base unit with solid wood worktop. Plumbing for automatic washing machine. Part tiled walls. Tiled flooring with underfloor heating.

First Floor:**Landing:**

Loft access. Carpet as fitted.

Bedroom One:

Abt. 11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear. A range of fitted wardrobes. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 10' 5" x 10' 0" (3.17m x 3.05m) Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Three:

Abt. 11' 0" x 6' 11" (3.35m x 2.11m) Double glazed window to rear. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Four:

Abt. 7' 5" x 7' 0" (2.26m x 2.13m) Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted.

Shower Room:

A refitted white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to side. Extractor fan. Tiled flooring.

Outside:**Front Garden:**

A driveway provides off road parking for two cars and leads to the garage. Established lawn area. Outside light.

Rear Garden:

An attractive, mature rear garden. There is a good sized paved patio area with raised beds, an established two tier lawn area and a good variety of trees, shrubs and plants. A gate to the rear leads out the the recreation ground. Outside tap.

Garage:

A single garage with up and over door, power and light. A personal door leads to the rear.

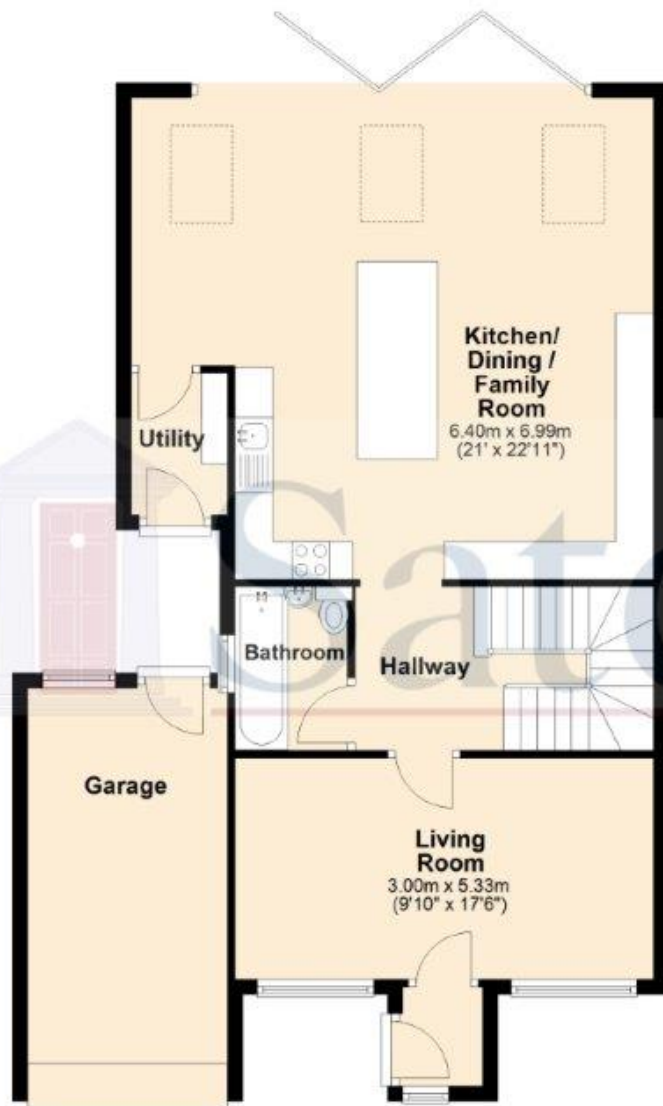




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

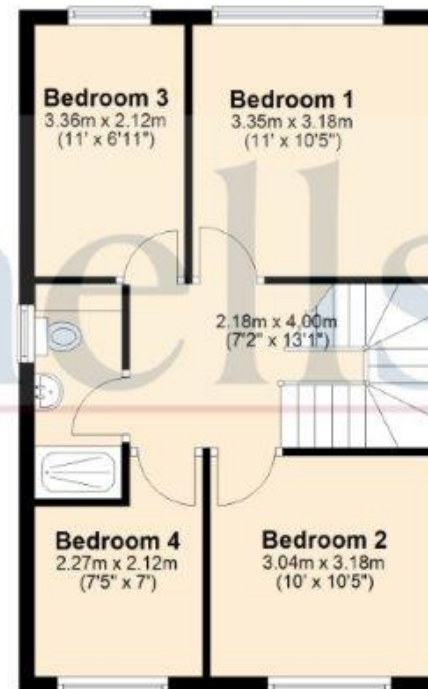
Ground Floor

Approx. 88.6 sq. metres (953.2 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



Total area: approx. 139.7 sq. metres (1503.4 sq. feet)

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.