



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





4 Bedroom Detached House

Guide Price £535,000 Freehold

A spacious detached family home set on a good size, mature plot with garage and off road parking on the outskirts of Stotfold.

Internally the well-presented accommodation comprises entrance hall, cloakroom, snug/home office, a large dual aspect living room and good size kitchen/breakfast room to the ground floor. Upstairs are four bedrooms and the bathroom. Externally is an established rear garden, front garden, garage and driveway. Improvements by the current owners include new windows, new boiler, rewiring, new internal doors and the installation of an electrically operated garage door. A great family home that must be viewed.

- Detached family home
- Four generous bedrooms
- Large dual aspect living room
- Snug/home office
- Kitchen/breakfast room
- Ground floor cloakroom
- Mature gardens
- Garage and driveway
- Must be viewed
- EPC rating D. Council tax band E

Ground Floor

Front Door:

Timber front door.

Entrance Porch:

Carpet as fitted.

Cloakroom:

A white suite comprising wash hand basin and low level wc. Tiled splashback area. Double glazed window to front. Vinyl flooring.

Living Room:

Abt. 26' 2" x 11' 11" (7.98m x 3.63m) A large dual aspect living room with double glazed window to front and double glazed French doors leading to the rear garden. Stairs to first floor. Television point. Two radiators. Coved ceiling. Carpet as fitted.

Kitchen/Breakfast Room:

Abt. 15' 5" x 9' 6" (4.70m x 2.90m) A well-appointed kitchen/breakfast room comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel double bowl sink unit. Space for range cooker with extractor hood over. Plumbing for automatic washing machine. Space for and American style fridge/freezer. Wall mounted gas boiler. Tiled splashback area. Double glazed window to rear. Hardwood part glazed stable door to rear garden. Coved ceiling. Vinyl flooring.

Snug/Home Office:

Abt. 16' 9" x 7' 9" (5.11m x 2.36m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

First Floor

Landing:

Double glazed window to side. Radiator. Access to a boarded loft space. Carpet as fitted.

Bedroom One:

Abt. 10' 2" x 9' 11" (3.10m x 3.02m) Double glazed window to front. Built in wardrobes with sliding mirror doors. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 10' 2" x 10' 0" (3.10m x 3.05m) Double glazed window to rear. Radiator. Built in wardrobe. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Four:

Abt. 9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.



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Bathroom:

A white suite comprising panelled bath with mixer tap, shower and glass shower screen. Pedestal wash hand basin and low level wc. Fully tiled walls. Shaver point. Double glazed window to side. Heated towel rail. Vinyl flooring.

Outside**Front Garden:**

The front garden is mainly laid to lawn with a driveway leading to the garage and path to front door.

Rear Garden:

A mature rear garden with established lawn, raised beds and an ornamental fish pond. Two external double electric sockets. Hot and cold water taps. Outside lights. Gated side access.

Garage:

An attached brick built garage with electronically operated door. Power and light. Water tap. Inspection pit.

Agents Note:

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

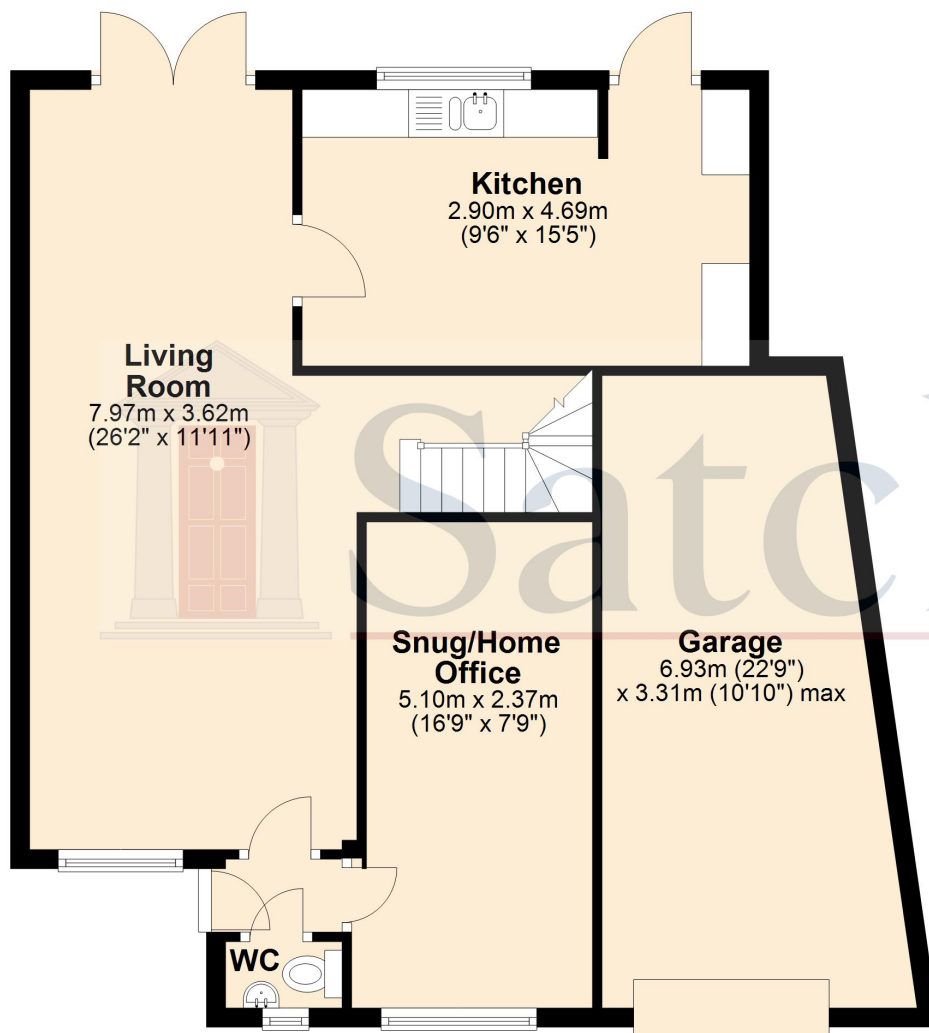




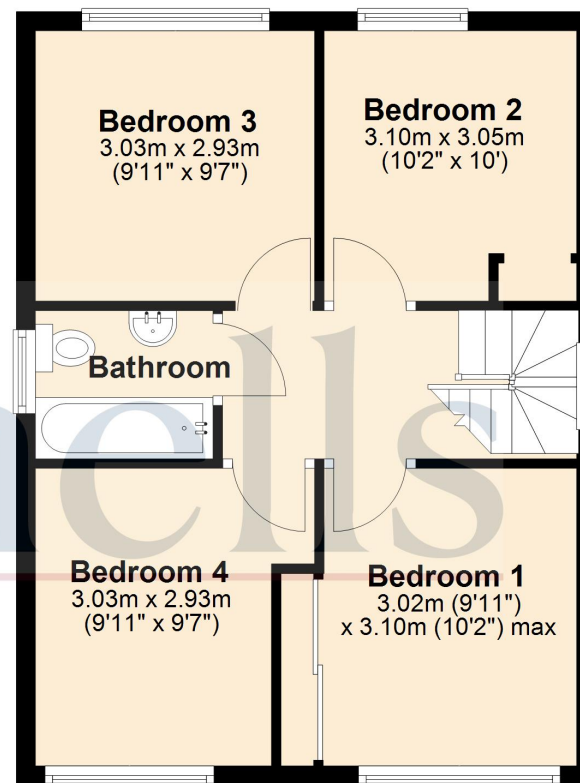
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Ground Floor



First Floor



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.