



Speedwell Way, Stotfold, Hitchin, Hertfordshire. SG5 4JQ

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## 4 Bedroom Detached House Guide Price £535,000 Freehold

Enjoying the fabulously popular location of Greenacres on the outskirts of Stotfold is this graceful four bedroom detached family residence.

This super property is beautifully presented throughout and really must be viewed internally. Highlights on the ground floor include, a welcoming entrance hall, a spacious kitchen/breakfast room with double doors to the rear garden, a light and airy sitting room, a dual aspect dining room, cloakroom and a home office which is currently utilised as a utility room. Accommodation on the first floor encompasses a principal bedroom with en-suite shower room, bedroom two with en-suite shower room, two further bedrooms and a family bathroom. Outside the property enjoys an attractive and private rear garden, ideal for relaxing on those summer evenings. Additionally there is a brick built garage and a driveway to provide further off road parking for two cars.

- A modern detached family home
- Four generous bedrooms
- Two en-suite shower rooms
- Separate sitting and dining rooms
- Home office/utility room
- Large kitchen/breakfast room
- Garage and driveway
- Front and rear gardens
- Must be viewed
- EPC rating C. Council tax band E



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

Double glazed composite front door.

**Entrance Hall:**

Stairs to first floor. Large storage cupboard. Radiator. Telephone point. Tiled flooring.

**Cloakroom:**

A white suite comprising pedestal wash hand basin and low level WC. Tiled splash back area. Radiator. Extractor fan. Luxury vinyl tile flooring.

**Home Office:**

Abt. 9' 5" x 9' 7" (2.87m x 2.92m) Currently utilised as a utility room with plumbing for automatic washing machine. If requested vendors will have this removed. Double glazed sash window to front. Radiator. Telephone point. Part carpet as fitted. Part luxury vinyl tile flooring.

**Sitting Room:**

Abt. 14' 8" x 13' 6" (4.47m x 4.11m) Double glazed French doors leading to the rear garden. Two radiators. Television point. Carpet as fitted.

**Dining Room:**

Abt. 10' 6" x 9' 7" (3.20m x 2.92m) A dual aspect dining room with double glazed slash windows to front and side. Radiator. Carpet as fitted.

**Kitchen/Breakfast Room:**

Abt. 15' 9" x 12' 6" (4.80m x 3.81m) A well-appointed kitchen/breakfast room comprising a comprehensive range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Built-in four ring gas hob, double electric oven and extractor hood, integrated dishwasher and washing machine. Space for fridge/freezer. Cupboard housing gas boiler. Double glazed French doors leading to the rear garden. Extractor fan. Radiator. Tiled flooring.

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

Loft access. Airing cupboard. Radiator. Carpet as fitted.

**Principal Bedroom:**

Abt. 13' 10" x 10' 9" (4.22m x 3.28m) Double glazed window to rear. A range of fitted wardrobes with sliding doors. Radiator. Carpet as fitted.

**En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back area. Heated towel rail. Double glazed window to rear. Extractor fan. Vinyl flooring.

**Guest Bedroom:**

Abt. 12' 10" x 11' 4" (3.91m x 3.45m) Double glazed sash window to front. Radiator. Television point. Carpet as fitted.

**Guest En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back area. Radiator. Extractor fan. Vinyl flooring.

**Bedroom Three:**

Abt. 9' 9" x 9' 5" (2.97m x 2.87m) Double glazed sash window to front. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 9' 7" x 8' 9" (2.92m x 2.67m) Double glazed window to rear. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Double glazed sash window to side. Extractor fan. Vinyl flooring.

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

Path to front door. Decorative stone. Driveway for two cars leading to the garage.

**Rear Garden:**

A paved patio area leading to an established lawn and decking area beyond. Tree borders. Timber shed to remain. Outside light. Outside tap. External electric socket. Gated side access.

**Garage:**

A brick built single garage with up and over door, pitched roof, power and lighting. A personal door leads to the rear garden.

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

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

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Material Information:**

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains Supply

Electric: Mains Supply

Drainage: Mains Supply

Flood risk: Low

Mobile/Phone: BT

Tenure: Freehold

Council Tax Band: E

Council tax payable: £2900

For further material information please contact the office marketing this property.

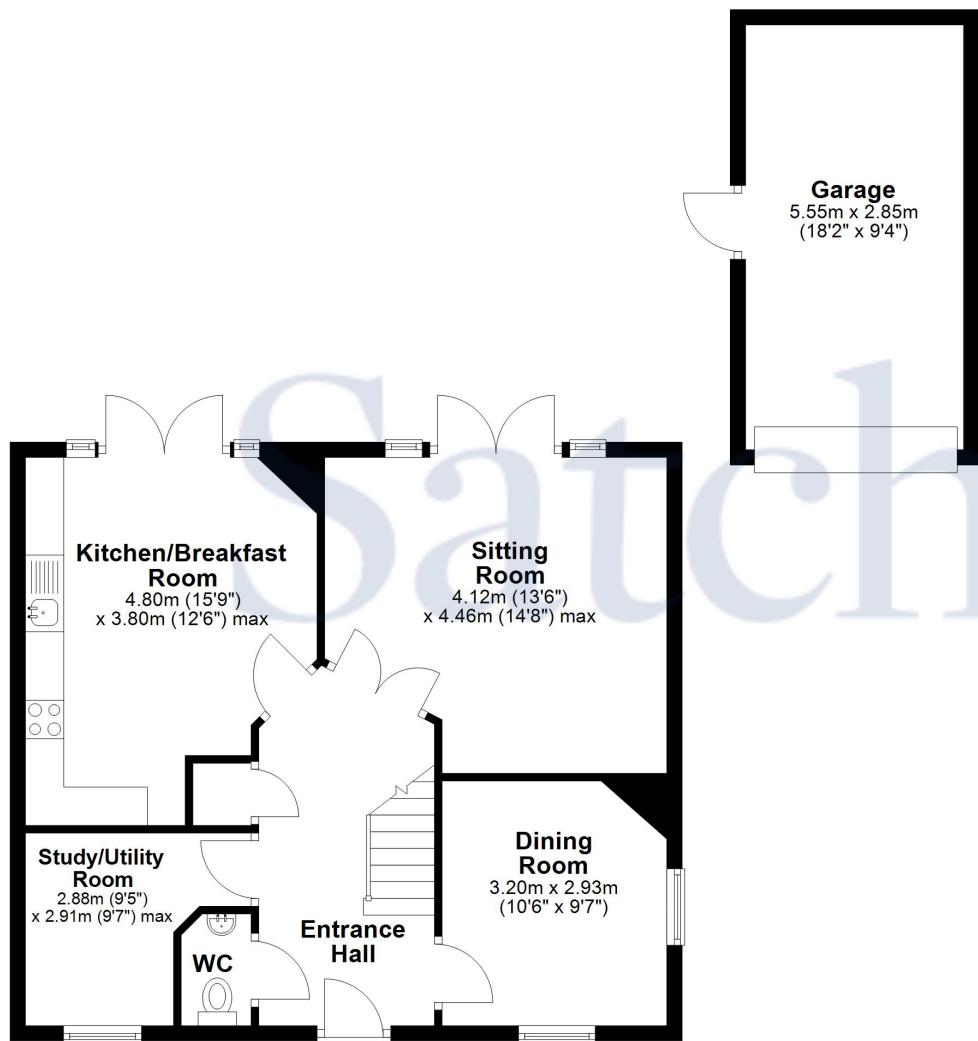




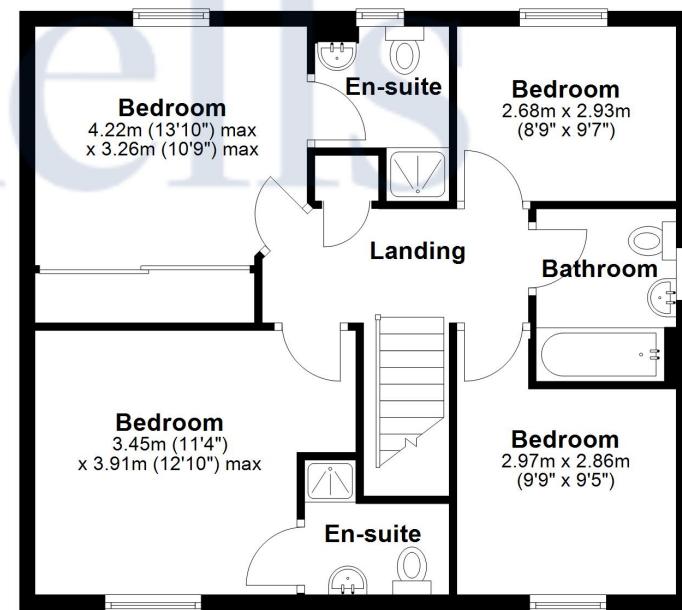
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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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.  
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