



Church Road, Stotfold, Hitchin, Hertfordshire. SG5 4NE





3 Bedroom Semi-Detached House

Guide Price £475,000 Freehold

Early viewing is advised on this extended and refurbished traditional family home located in the heart of Stotfold.

Internally the spacious accommodation comprises entrance hall, a 28ft living room, cloakroom and refitted kitchen/dining room to the ground floor, whilst to the first floor are three generous bedrooms, the principal with en-suite shower room, and a refitted family bathroom. Externally a block paved driveway provides off road parking for at least five cars and leads to the garage with an attached office beyond. There is also a pleasant rear garden with an additional garden/hobby room.

Further benefits include new flooring throughout, engineered oak internal doors, new windows and gas central heating. CHAIN FREE!

- Extended and refurbished family home
- Refitted kitchen/dining room
- 28ft living room
- Cloakroom
- Three large bedrooms
- En-suite to principal bedroom
- Refitted bathroom
- Driveway for 5 cars
- Garage, office and garden room
- Awaiting EPC. Council tax band D



Ground Floor:**Entrance:**

Double glazed composite front door.

Living Room:

Abt. 14' 11" x 28' 9" (4.55m x 8.76m) max measurements. An extended living room with double glazed window to front. Television point. Two radiators. Double glazed window to side. Wall lights. Large understairs storage cupboard. Wood effect flooring.

Cloakroom:

A white suite comprising vanity unit with inset wash hand basin and low level WC. Tiled splash back area. Extractor fan. Inset ceiling lights. Wood effect flooring.

Kitchen/Dining Room:

Abt: 13' 9" x 14' 7" (4.19m x 4.45m) A superb refitted kitchen/dining room comprising a range of eye and base level units with ample solid wood worktops. Inset 'Butler' style double sink unit. Built in induction hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Cupboard housing gas boiler. Tiled splash back area. Double glazed window to rear. Double glazed French doors to leading to the rear garden. Inset ceiling lights. Tiled flooring.

First Floor:**Landing:**

Twin aspect double glazed windows to side. Radiator. Carpet as fitted.

Principal Bedroom:

Abt: 11' 10" x 11' 11" (3.61m x 3.63m) Double glazed window to front. Built in overstairs cupboard. Radiator. Loft access. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled walk-in shower area with rainfall shower and glass screen, vanity unit with inset wash hand basin and low level WC. Tiled splash back area. Heated towel rail. Extractor fan. Inset ceiling lights. Wood effect flooring.

Bedroom Two:

Abt: 7' 11" x 12' 5" (2.41m x 3.78m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt: 6' 4" x 13' 9" (1.93m x 4.19m) Double glazed window to rear. Radiator. Airing cupboard. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, rainfall shower and glass shower screen, vanity unit with inset wash hand basin and low level WC with concealed cistern. Part tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Wood effect flooring.

Outside:**Front Garden:**

A good sized front garden with a block paved driveway that provides off road parking for at least five cars. Gated side access. Decorative stone. Mature bushes.

Rear Garden:

A block paved patio leads to the lawned area. At the base of the garden is a large garden room, adjacent to which is a private seating area. Outside light.

Garage:

A detached garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden. Attached to the rear of the garage is a home office accessed via a double glazed door.



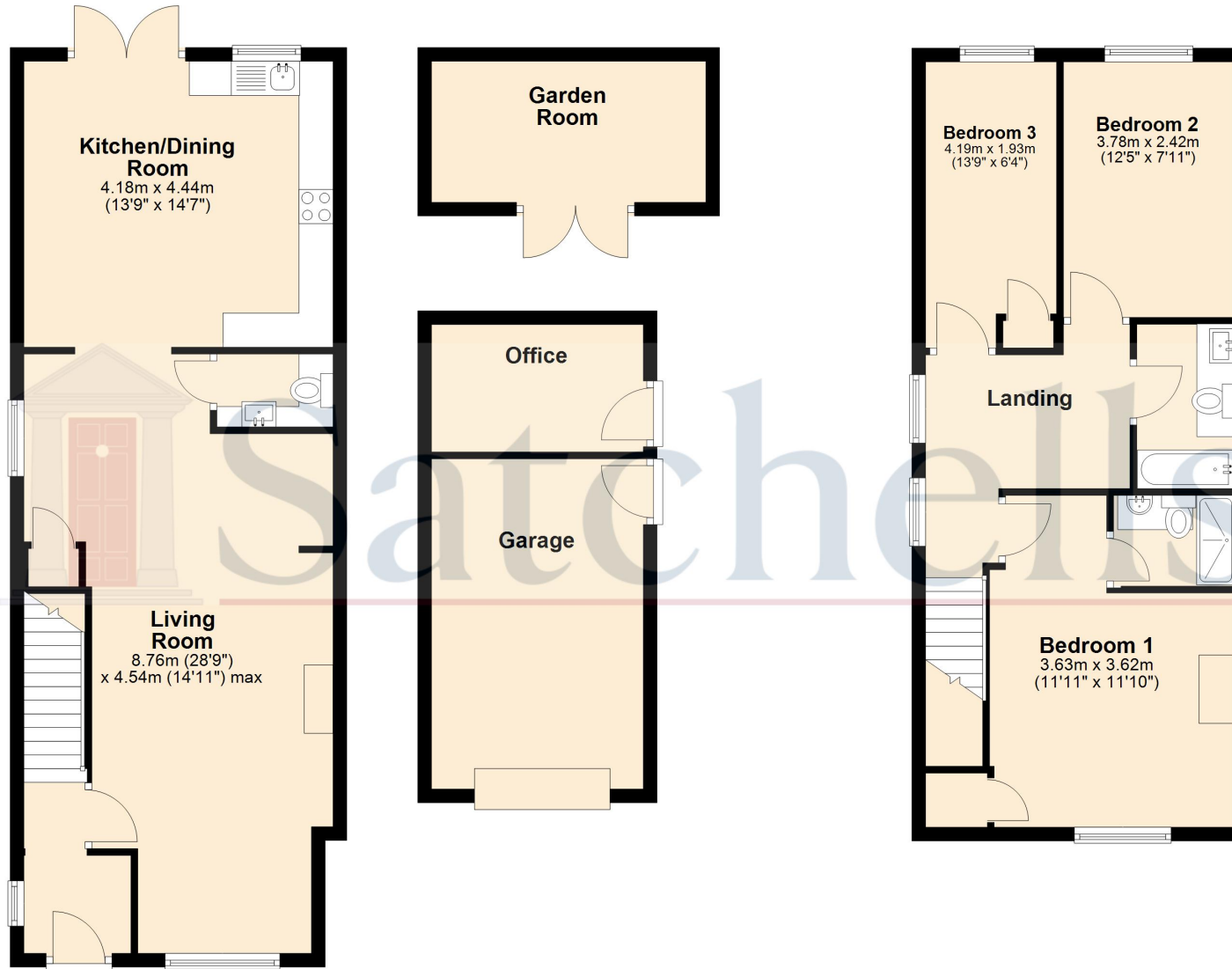


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First Floor

Ground 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.