



2a High Street, Stotfold, Hitchin,
Hertfordshire SG5 4LL

£499,995


Residential Sales & Lettings

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An exciting opportunity to acquire this modern detached bungalow built in 2016, nestled in a secluded and private location, accessed via electronic gates from the High Street in Stotfold.

The property boasts a variety of modern day, energy saving features including triple glazed windows and underfloor heating meaning that the current owners enjoy low cost utility bills. Internally the accommodation is largely open plan offering a 30ft wide kitchen/diner and sitting room, an adjacent utility room to the kitchen, open study area, three bedrooms and a fabulous family bathroom with freestanding bath and separate shower.

Outside offers an enclosed garden to the front with driveway parking for a minimum of four vehicles.

VIEWING IS HIGHLY ADVISED



Lounge 17'7 x 14'4 (5.35m x 4.39m)

Triple glazed windows to front and rear aspects, tiled floor. Underfloor heating.

The property in further detail comprises: -

Door to:-

KITCHEN/DINING ROOM/LOUNGE

OVERALL MEASUREMENTS - 30'7 x 17'7 (9.29m x 5.36m) Maximum



Kitchen/Dining 16'3 x 12'6 (4.04m x 3.81m)

Fitted with a range of eye and base level cupboard and drawer units with surrounding granite worktops, inset sink unit, fitted 'Neff' double oven with hob and extractor, 'Neff' microwave oven space for a large fridge/freezer, tiled floor, breakfast bar, triple glazed window to front aspect. Door to utility room. Space for dining table. High level triple glazed window. Underfloor heating.



UTILITY ROOM 9'10 x 6'7 (3.00m x 2.00m) into cupboards

Fitted cupboard units, granite worktop with inset sink unit, space and plumbing for washing machine, space for a tumble dryer, triple glazed window to side aspect. Underfloor heating.



STUDY AREA/INNER HALL 9'6 x 6'1 (2.90m x 1.85m) Maximum

Tiled floor, triple glazed door and window to side aspect, two store cupboards, spotlights. Underfloor heating. Access to bedrooms and bathroom.



FAMILY BATHROOM 11'3 x 9'1 (3.43m x 2.74m) Maximum

Fitted with a suite comprising of a low level WC, wash hand basin, freestanding bath, double shower cubicle, fully tiled walls, **remote controlled** triple glazed window to side aspect, heated towel rail. Underfloor heating.



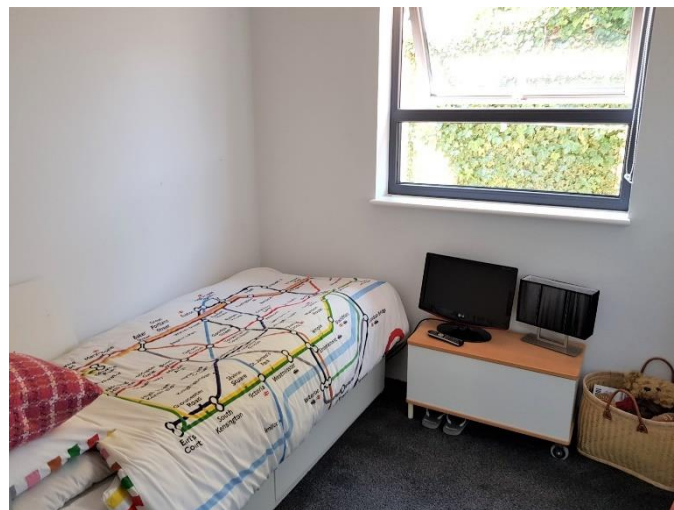
BEDROOM ONE 15'3 x 10'0 (4.65m x 3.05m) into wardrobes

Double glazed window to rear aspect, fitted wardrobes. Underfloor heating.



BEDROOM TWO 12'7 x 11'5 (3.83m x 3.48m)

Double glazed window to rear aspect. Underfloor heating.



BEDROOM THREE 8'11 x 7'9 (2.72m x 2.36m)

Double glazed window to rear aspect. Underfloor heating.

OUTSIDE

PARKING (Adjacent to garden area)

Driveway parking for up to four vehicles with further parking beyond electronic gates.



GARDEN - 40'0 x 40'0 (12.19m x 12.19m)

Approximate

Large lawned area with fenced and hedged boundaries, patio. Paved access to both sides and rear of the property.

COUNCIL TAX

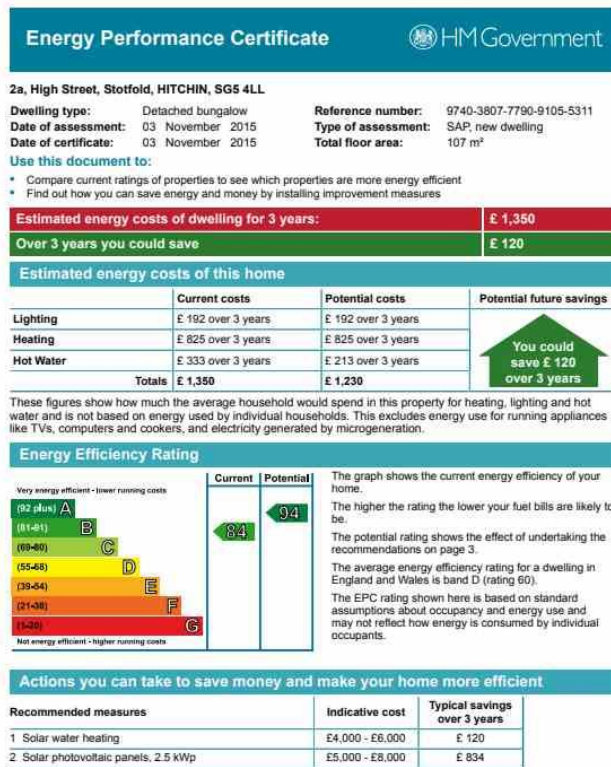
Band E – Central Bedfordshire Council – 2020/21
- £2,476.34

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

Energy Performance Certificate



FURTHER PICTURES



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