



34 Meadowsweet Way • Stotfold • Hitchin • Bedfordshire • SG5 4QF

Guide Price £615,000

Charter Whyman

TOWN & VILLAGE HOMES





WELL-PROPORTIONED FAMILY HOME VERSATILE GARDEN STUDIO OFF-STREET PARKING

THE PROPERTY

This attractive double-fronted modern detached house provides spacious and well-proportioned family accommodation. There are three reception rooms on the ground floor including a large sitting room, plus a kitchen/breakfast room, utility room and cloakroom/WC. The first floor provides four double bedrooms, two with en suite shower rooms, and a well-appointed family bathroom with both shower and bath.

Constructed of insulated cavity brickwork under a pitched tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands behind a dwarf brick wall in a plot measuring approximately 65' by 43' (20m x 13.1m) overall. The front garden is laid to pebbles for low maintenance and the driveway provides off-street parking.

The former garage has been converted into an insulated gym/office adding a versatile extra dimension to the property. It has an en suite cloakroom/WC and benefits from a wide double-glazed tri-fold door to the rear garden, uPVC double-glazed windows and electric heating.

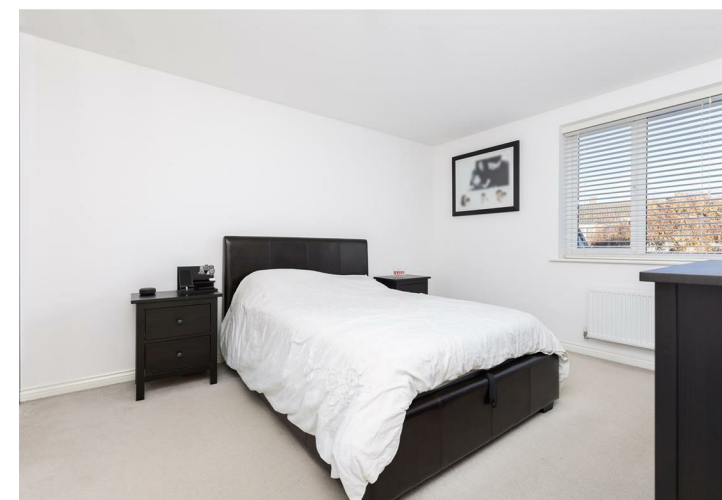
The rear garden is some 31' (9.5m) in depth and again has been designed for easy maintenance, being laid to an artificial lawn with paved patio and raised bed with ornamental bamboos. Timber garden shed.

THE LOCATION

The house is located on the south side of the attractive small Bedfordshire town of Stotfold, close to the Hertfordshire border. Just off the east-west A507, the town enjoys good road links to the A1(M), A6 and M1. The nearest mainline railway stations are Baldock (2.5 miles) and Arlesey (2.8 miles), both offering regular services to London throughout the day. The fastest journey from Baldock to London St Pancras takes 42 minutes and from Arlesey to London St Pancras 38 minutes.

The High Street is within a quarter of a mile and provides shopping and pubs and restaurants. The town also provides schools at primary and secondary level, places of worship and leisure facilities. The nearby towns of Baldock, Letchworth Garden City and Hitchin offer a wide range of amenities.



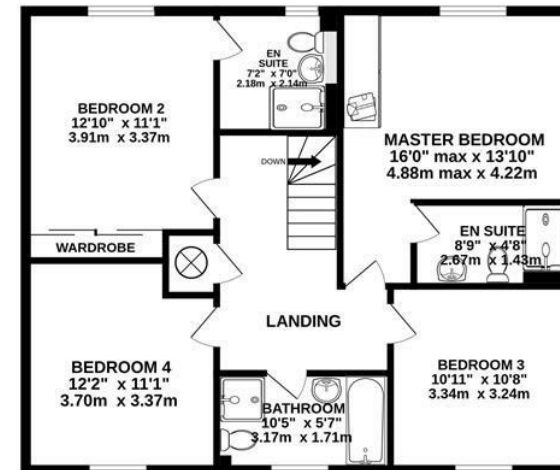
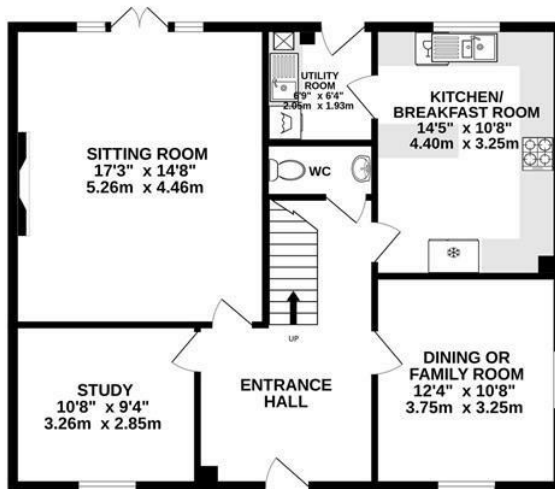




GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



THE FLOOR AREA INCLUDES THE GYM/OFFICE

TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

Freehold

EPC RATING

Band - C

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage.

LOCAL AUTHORITY

Central Bedfordshire Council

Priory House, Monks Walk

Chicksands

Shefford

Bedfordshire SG17 5TQ

Tel: 0300 300 8301

www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - F

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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