



63 Mowbray Crescent

Stotfold, Hitchin, SG5 4DY





63 Mowbray Crescent

Offers in Excess of £500,000

An extended three-bedroom, semi-detached home with a stunning bespoke kitchen and open plan sitting/dining room, opening out to a large rear garden, situated in a popular location in Stotfold.

Ground floor accommodation

The entrance hall has access to the WC and stairs rising to the first floor. Amtico flooring, laid in a herringbone design, continues throughout the ground floor.

Bi-folding doors from the kitchen open up to the sitting/dining room, which has skylights to the ceiling and two sets of bi-folding doors that open out to the rear garden patio. There is a separate study/play room.

First-floor accommodation

The principal bedroom has built-in double wardrobes and a window to the rear, overlooking the garden. There are two further bedrooms and a family bathroom, comprising an inset bath with a shower over. A wash basin, WC, and a heated towel rail.

Outside

At the front of the property, there is a block-paved and gravelled driveway. To the rear, the garden is laid to paved patio seating area and lawn with a variety of flower and shrub beds and borders. There are two garden sheds and gated rear access.

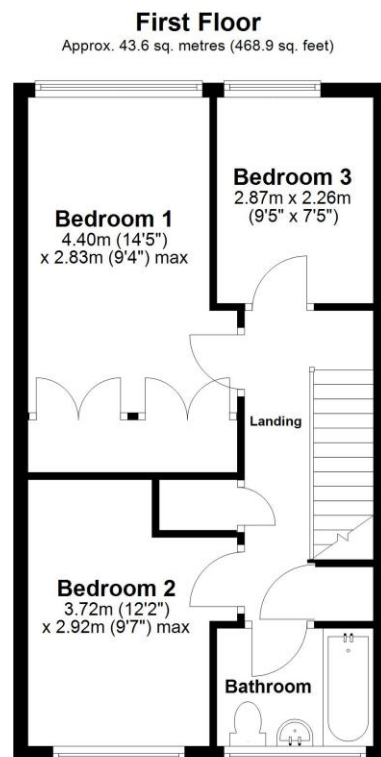
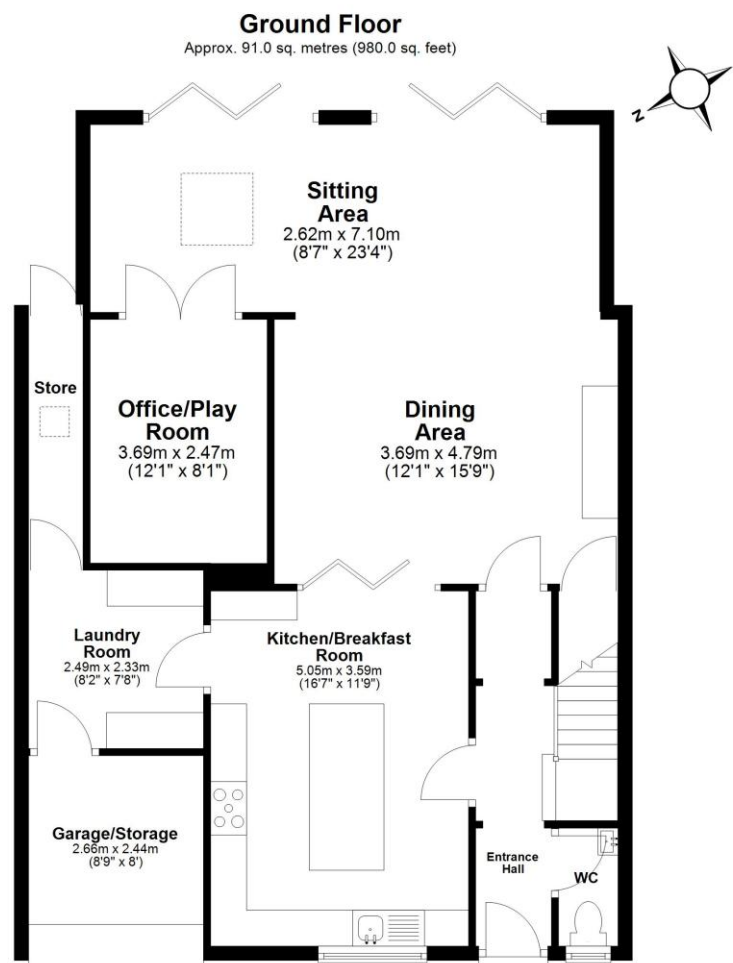


The stunning, bespoke kitchen, by Planet Furniture, has a range of wall and base level units, along with a large central island/breakfast bar, with Quartz worktops over. There is an inset Franke sink with a Quooker boiling /filter tap over. Integrated appliances include an induction hob, with a mirrored splashback and extractor unit above, twin ovens, a fridge/freezer, and a dishwasher.

There is a separate utility room, which has fitted wall and base level units, with space and plumbing for a washing machine and tumble dryer. There is access to the partially converted garage and a further storage area to the side of the property.



Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 134.6 sq. metres (1448.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

Gavin Mills



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.