



**Connells**

The Mixies  
Stotfold, Hitchin



### Property Description

\*\*\* SPACIOUS ACCOMMODATION \*\*\* This beautifully presented four bedroom semi-detached property is situated within a quite cul-de-sac. This lovely family home offers a wealth of space throughout, including a sizable kitchen with separate utility room and a large front drive with garage.

### Key Features

- Spacious lounge/dinner.
- Popular and quiet location.
- Off road parking and garage.
- Cloakroom.
- Dining room.
- En-suite to the master bedroom.
- Private gardens.
- Impressive kitchen.

The Mixies is situated in the desirable Bedfordshire town of Stotfold located just north of the Hertfordshire border. Stotfold is home to various shops and businesses including a supermarket, newsagent, bakery, pharmacy, library, church, hairdresser and a garage. More amenities can be found in Letchworth, just a 10-minute drive from the development. Letchworth is the world's first Garden City where you will find the perfect mix of attractions with specialist shops, 35 eateries, an art deco four-screen cinema, a museum and an arts centre. Education in Bedfordshire is provided on a three-tier level, with a choice of lower schools within Stotfold catering for children aged four to nine years and provision for older children found in neighbouring Arlesey and Clifton. A selection

of pre-school groups are also available within Stotfold and an adult education centre is based at Clifton. For commuters, the A1 puts you within easy reach of London in under 1.5 miles or alternatively reach the capital in just 40 minutes by train from Arlesey railway station, located 2 miles from Brook Street. A regular bus service into Arlesey also runs every day of the week.

### Internal

#### Entrance Hall

Double glazed door to front, double glazed window, laminate flooring, storage cupboard and radiator.

#### Cloakroom

Wash hand basin with vanity unit, WC, laminate flooring and double glazed window.

#### Lounge

17' 10" x 10' 3" ( 5.44m x 3.12m )

Double glazed window, laminate flooring, TV point and radiator.. Double doors into dining room.

#### Dining Room

16' 4" x 8' 8" ( 4.98m x 2.64m )

Double doors to lounge and door to kitchen, laminate flooring and radiator, double glazed doors to conservatory.

## Kitchen

21' 8" x 7' 8" ( 6.60m x 2.34m )

Modern fitted kitchen with range of wall and base units, one and half bowl stainless steel sink/drainers and stone effect worktops, integrated oven and induction hob with extractor fan over, tiled splashbacks, integrated microwave, fridge/freezer, laminate flooring, storage cupboard, boiler, spotlights, double glazed window and additional small double glazed window.

## Utility Room

16' 3" x 5' 1" ( 4.95m x 1.55m )

Storage wall and base units, sink/drainers, plumbing for washing machine, laminate flooring and doors to front and rear.

## Conservatory

9' 6" x 9' 3" ( 2.90m x 2.82m )

Double glazed windows and double glazed doors, power and light, wooden flooring.

## First Floor

### Landing

Fitted carpet, airing cupboard, access to part boarded loft with light, double glazed window.

### Bedroom Two

20' 8" x 10' 8" ( 6.30m x 3.25m )

Double glazed window, fitted carpet and radiator.

### Main Bedroom

11' 9" x 9' 1" ( 3.58m x 2.77m )

Two double glazed windows, fitted carpet, built in wardrobes and radiator.

## En Suite

Vanity wash hand basin, WC and shower cubicle, lino flooring and radiator.

### Bedroom Three

11' 2" x 9' 7" ( 3.40m x 2.92m )

Double glazed window, fitted carpet, built in wardrobes and radiator.

### Bedroom Four

8' 1" x 7' 1" ( 2.46m x 2.16m )

Double glazed window, fitted carpet, fitted shelves and radiator.

## Bathroom

Part tiled bathroom comprising wash hand basin, WC and bath tub, lino flooring, two radiators and double glazed window.

## External

### Front Garden

Block paved drive for 4 cars (historically has held 5 cars dependant on size of the vehicle).

### Rear Garden

Good size rear garden, enclosed by fencing, mainly laid to lawn, with patio area, shrubs, borders and flower beds.

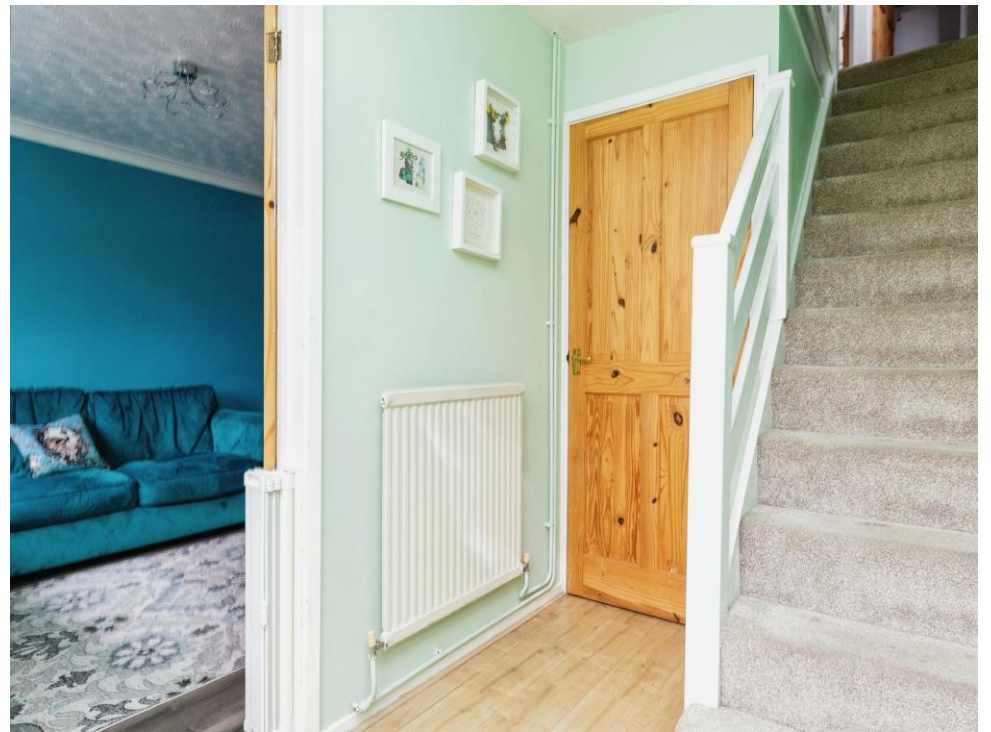
### Side Garden

Paved side garden situated between the house and the greenhouse.

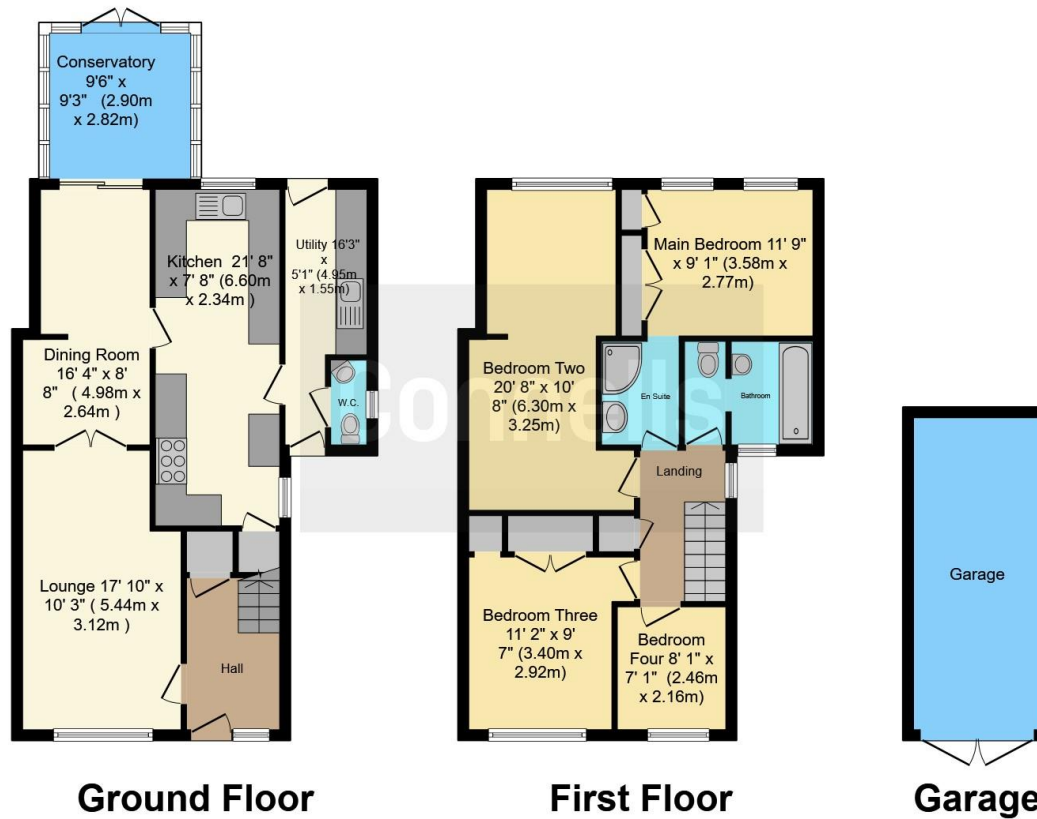
### Garage

Rolling up and over electric doors with remote controls, power and light, newly fitted roof 2 years ago.









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**EPC Rating: D**

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Tenure: Freehold



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