

FREEHOLD



House - Detached (EPC Rating: B)

58 Aspen Gardens, Stotfold, Hitchin, Herts, SG5 4RS

Price Guide

£575,000



First Step



5 Bedroom House - Detached located in Stotfold

LARGE DETACHED FAMILY HOME... 5 DOUBLE Bedrooms... Lounge... Study... GARAGE plus Parking... PRINCIPAL with Dressing area & EN-SUITE... LOW MAINTENANCE Garden...

LARGE DETACHED HOME...

5 DOUBLE BEDROOMS...

EN-SUITE..... BATHROOM..... SHOWER ROOM...

GARAGE PLUS PARKING FOR 2 CARS...

The ground floor comprises of an entertaining kitchen/diner with French doors to garden, lounge, study & downstairs cloakroom.

On the first floor is the Principal bedroom with dressing area & en-suite plus bedroom 4, bedroom 5 & bathroom.

The second floor comprises of bedroom 2 & bedroom 3 & shower room.

Externally is a low maintenance rear garden, garage & driveway parking for 2 cars.

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway. Ceramic tiled flooring. Under stair storage area. Stairs leading to first floor with doors leading to:

Lounge

15'1" x 11'9"

Double glazed window to front aspect fitted with venetian blind. Carpet, TV point. Double doors leading into Kitchen/diner.

Kitchen/Diner

26'6" x 10'7"

Double glazed window fitted with venetian blind to front aspect with French doors leading to garden. Cream coloured kitchen fitted with wall & base units with complementary work surface. Eyeline AEG double oven, 4 ring gas hob & extractor. Integrated dishwasher. Space for washing machine & fridge freezer. Stainless steel sink. Ideal Logic boiler. Door to shelved storage cupboard. Ceramic tiled flooring.

Study

10'1" x 7'10"

Double glazed window to front aspect. Wall mounted consumer unit. Carpet.

Cloakroom

White suite comprising: wc, pedestal wash hand basin. Ceramic tiled floor, extractor.

FIRST FLOOR

Landing 1

Double glazed window to front aspect fitted with venetian blind. Carpet. Door to shelved airing cupboard housing water tank. Doors leading to:

Principal Bedroom & Dressing Room

18'11" x 11'1"

Double glazed window to front aspect fitted with venetian blind. Carpet, TV point. Opening leading to dressing area: 2 built-in mirrored sliding door wardrobes. Carpet, TV point. Door leading to:

En-suite

Double glazed privacy window leading to rear aspect. White suite comprising: large fully tiled shower cubicle with wall mounted shower, wc, pedestal wash hand basin. Ceramic tiled flooring, chrome heated towel rail, shaver point.

Bedroom 4

11'5" x 9'7"

Double glazed window to rear aspect, fitted with venetian blind. Built-in sliding door mirrored wardrobe. Carpet, TV point.

Bedroom 5

13'1" x 8'0"

Double glazed window to front aspect, fitted with venetian blind. Built-in sliding door mirrored wardrobe. Carpet, TV point.

Bathroom

Double glazed privacy window to rear aspect. White suite



comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, wc, pedestal wash hand basin. Ceramic tiled flooring, chrome heated towel rail.

SECOND FLOOR

Landing 2

Carpet. Doors leading to:

Bedroom 2

15'8" x 11'8"

Dormer window to front aspect fitted with venetian blind with Velux window to rear aspect. Fitted wardrobe with matching drawer pack. Carpet.

Bedroom 3

15'8" x 11'0"

Dormer window to front aspect fitted with venetian blind with Velux window to rear aspect. Fitted wardrobe. Carpet.

Shower Room

Double glazed privacy window to rear aspect. White suite comprising: fully tiled shower cubicle fitted with wall mounted shower, wc, pedestal wash hand basin. Ceramic tiled flooring, chrome heated towel rail.

EXTERNAL

Front Aspect

Pathway leading to front door with blue slated garden areas to either side.

Rear Aspect

Secluded rear garden, large patio area leading to astroturf lawn with shrubs to borders. Paved pathway to side aspect with gated access leading to driveway. External power, outside light & tap.

Garage & Driveway

Single garage with up & over door fitted with light, power & boarded eave storage. Driveway parking for 2 vehicles.

Additional Material Information

EPC: Rating B

Council Tax: Band E

Freehold

Service Charge: £230 per year

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Roof fitted solar panels

Local Area

The property is situated close to all local amenities.

The property is situated within walking distance of St Marys Academy, Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads



to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey is approximately 38mins.

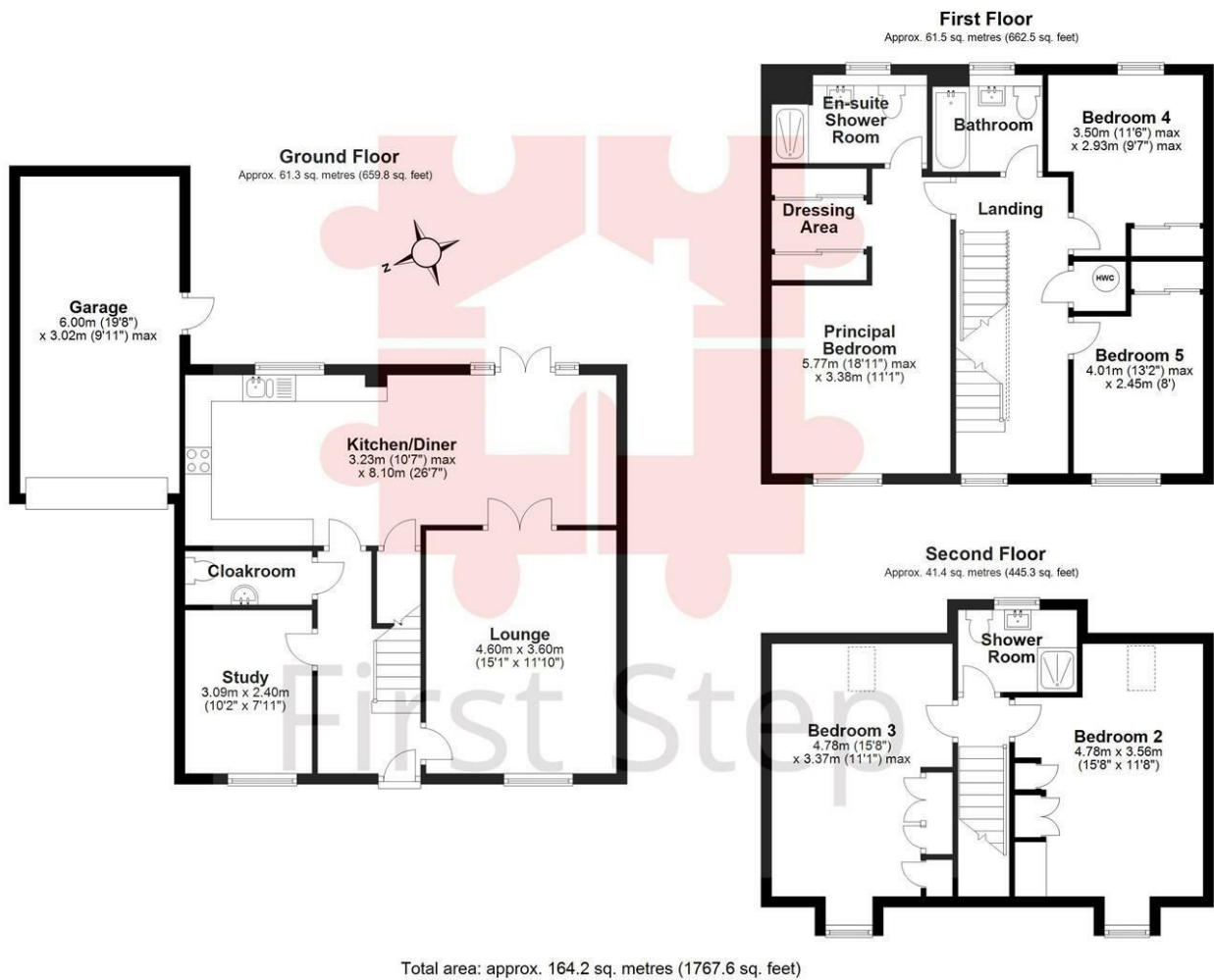
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed



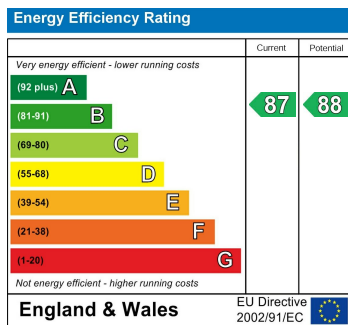




Council Tax Band

E

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step