

FREEHOLD



House - Detached (EPC Rating: D)

**1 Roe Close, Stotfold, Hitchin, Herts, SG5 4HX**

**Price Guide**

**£579,000**



First Step



# 3 Bedroom House - Detached located in Stotfold, Hitchin

QUIET CUL-DE-SAC LOCATION... Large Detached Home... LOG BURNER... Playroom... Dining/Sunroom... Kitchen plus UTILITY Area... DRESSING Room & En-suite... Private garden... Garage & driveway parking...

LARGE DETACHED FAMILY HOME...

PEACEFUL CUL-DE-SAC LOCATION...

PRINCIPAL DRESSING ROOM & EN-SUITE...

SECLUDED GARDEN...

DRIVEWAY PARKING FOR 2/3 CARS...

3 DOUBLE BEDROOMS...

The ground floor comprises of a good sized lounge with log burner double doors to family/playroom, opening leading to dining room leading to utility area & kitchen.

On the first floor is the Principal bedroom opening to dressing area & en-suite shower room with excellent storage, 2 further double bedrooms & a family bathroom.

Externally is an established private rear garden. Driveway parking for 2-3 vehicles leading to single garage.

## GROUND FLOOR

### Entrance Hallway

Composite door leading into entrance hallway. Wood effect ceramic tiled flooring. Stairs to first floor with doors leading to cloakroom & lounge.

### Cloakroom

White suite comprising: concealed cistern wc, vanity unit inset with wash hand basin, wall mounted mirror. Ceramic tiled flooring, chrome heated towel rail.

### Lounge

15'8" x 14'4"

Double glazed window to rear aspect fitted with vertical blinds. Inset fireplace fitted with log burner & feature log mantle. Opening leading to dining/sun room with doors leading to family/playroom.

### Family/Play Room

16'9" x 9'5"

Double glazed window to rear aspect with French doors to side aspect, fitted with venetian blinds. Carpet, TV point.

### Dining/Sun Room

16'7" x 10'6"

Sun room comprising double glazed windows to front aspect fitted with pleated blinds & polycarbonate roof with French doors to side aspect. Door to under stair storage cupboard. Door leading to utility area.

### Utility Area

Half glazed doors to front & rear aspect both fitted with cat flaps. Wall and base units & work surface fitted with stainless steel sink. Space for washing machine, tumble dryer, under counter freezer & upright fridge freezer. Loft access: fully boarded.

### Kitchen

Double glazed window to rear aspect fitted with roller blind. Fitted with light wood Shaker style wall & base units fitted with complementary work surface. Eyeline double oven with 4 ring electric hob & extractor. Stainless steel sink. Worcester boiler (installed 2017) housed in wall mounted unit. Ceramic tiled flooring.

## FIRST FLOOR

### Landing

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

### Principal Bedroom

12'6" x 10'11"

Double glazed window to rear aspect fitted with roller blind. Built-in 2 door wardrobe fitted with shelf & rail. TV point. Opening leading to:



#### Dressing Area

10'0" x 6'9"

Double glazed window to side aspect fitted with roller blind. Built-in 5 door wardrobe fitted with shelf & rail with additional internal door leading to boarded loft storage space area fitted with light. Door leading to:

#### En-suite Shower Room

Privacy window to front aspect. Fully tiled white suite comprising: walk-in shower fitted with rainfall head shower & hand held shower with glass screen. Vanity unit fitted with concealed cistern wc with additional vanity unit inset with wash hand basin. Wall mounted mirror. Vinyl flooring.

#### Bedroom 2

10'10" x 10'5"

Double glazed window to rear aspect fitted with roller blind. Built-in 2 door wardrobe fitted with rails. Carpet. Loft space.

#### Bedroom 3

9'4" x 7'10"

Double glazed window to front aspect fitted with roller blind. Carpet.

#### Bathroom

Double glazed privacy window to front aspect fitted with roller blind. White suite comprising: 'P' shaped panelled bath fitted with wall mounted shower & glass screen. Vanity unit inset with wash hand basin & concealed cistern wc.

#### EXTERNAL

##### Front Aspect

Block paved driveway leading to front door. Lawn area with established shrubs & hedges to borders. External tap. Gated access to front aspect with door leading to utility area.

##### Rear Aspect

Private established rear garden with shrubs & trees to borders plus water feature. Patio area leading to lawn with a further secluded seated patio area with feature pergola. Paved area to both side accesses with gated access to front aspect. Two external taps, outside power.

##### Garage & Driveway

Block paved driveway with parking for 2-3 vehicles leading to single garage with up & over door fitted with storage racks, power, light & wall mounted consumer unit.

##### Additional Material Information

Freehold  
EPC Rating C  
Council Tax: Band C

Complete Rewire November 2019

New windows and front door September 2019

The boiler is 7 years old

Conservatory roof replaced December 2016 and has a 10 year



guarantee which runs until December 2026

Mains electric, gas and water  
Traditional brick construction

#### Local Area

This property is situated in a cul-de-sac location within walking distance to all local amenities, shops & chemist.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy, Pixbrook Academy & 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 & London St Pancras via Letchworth & Arlesey circa 38-44mins.

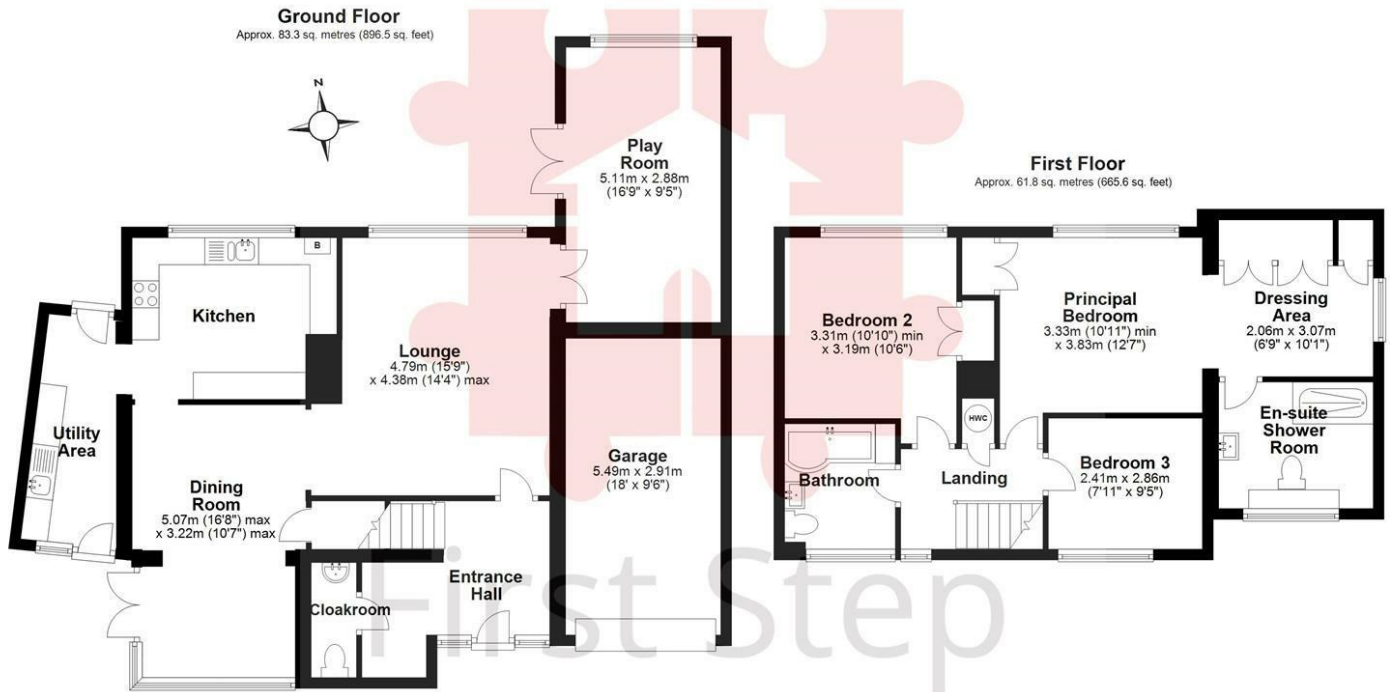
In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

#### 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





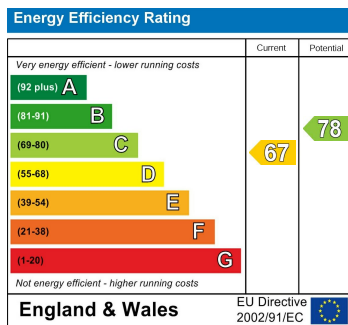


Total area: approx. 145.1 sq. metres (1562.1 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



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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**