

FREEHOLD



House - Semi-Detached (EPC Rating: C)

129 CHURCH ROAD, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4NG

Price Guide

£550,000



First Step



4 Bedroom House - Semi-Detached located in Stotfold, Hitchin

Nestled in the charming Church Road of Stotfold, this semi-detached house is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 bedrooms and 2 bathrooms across 1,503 sq ft, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by the spacious dining room with bay window featuring a beautiful fireplace, adding a touch of elegance to your dining experience.

The living room is a cozy retreat, complete with a log burner, ideal for relaxing evenings with loved ones, leading to an inviting entertaining kitchen/dining/family room, perfect for hosting gatherings and creating lasting memories.

One of the highlights of this property is the stunning garden, adorned with mature established flowerbeds, creating a picturesque outdoor space where you can unwind and enjoy the beauty of nature.

With a driveway providing parking for multiple vehicles, this home offers both practicality and charm in a desirable location. Don't miss the opportunity to make this house your home and experience the best of British living in this delightful abode.

MUST BE SEEN...

LARGE ESTABLISHED REAR GARDEN...

EXTERNAL WORKSHOP...

On the ground floor is the Kitchen/breakfast room leading to garden, living room plus separate dining room, boot room & shower room.

The first floor comprises of: 4 good sized bedrooms & family bathroom with large shelved walk-in storage cupboard.

Externally is a large established rear garden housing large workshop & driveway parking for multiple vehicles.

GROUND FLOOR

Entrance Hallway

Wooden door leading into entrance hallway with double glazed window to side aspect. Stairs leading to first floor with door leading to:

Dining Room/2nd Sitting Room

13'6" x 11'7" (into bay)
Double glazed bay window to front aspect. Feature Victorian style fireplace with wooden surround. Real wood flooring. Door leading to:

Living Room

19'1" x 12'0"
Double glazed window to side aspect. Feature brick fireplace fitted with working log burner. Real wood flooring, TV point. Door to under stair storage cupboard. Door leading to:

Boot Room

Fully glazed door to side aspect. Tall 3 door storage unit. Open plan to kitchen with door leading to:

Shower Room

White suite comprising: fully tiled curved shower cubicle fitted with wall mounted shower & glass door, wc, 2 door vanity unit inset with wash hand basin. Heated towel rail, extractor. Ceramic tiled flooring.

Kitchen/Breakfast Room

19'1" x 14'8"
French door leading to rear garden with double glazed windows to either side & 3 Velux windows. Cream Shaker style kitchen fitted with complementary work surface. Space for washing machine & fridge freezer, integrated dishwasher & wine fridge. Rangemaster oven with 6 ring gas hob & extractor. Composite sink. Wall mounted boiler (newly installed July 2024). Ceramic tiled flooring.

FIRST FLOOR

Landing

Double glazed window to side aspect. Door to large shelved walk-in storage cupboard fitted with light. Carpet. Loft access. Doors leading to:

Bedroom 1

11'11" x 11'10" (into wardrobe)
Double glazed window to front aspect. Two x 2 door built-in wardrobes plus built-in over stair cupboard.

Bedroom 2

14'4" x 9'4"
Double glazed window to rear aspect. Carpet.

Bedroom 3

14'4" x 9'4"
Double glazed window to rear aspect. Carpet.

Bedroom 4

8'9" x 7'4"
Double glazed window to front aspect. Laminate flooring.

Bathroom

Sun tube light. White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen. Two door vanity unit inset with wash hand basin, wc. Chrome heated towel rail, shaver point. Ceramic tiled flooring. Feature Victorian fireplace.

EXTERNAL

Front Aspect

Tall hedge to perimeter with driveway leading to front door with gated access leading to rear aspect.

Rear Aspect

Large well established garden, patio area leading to lawn with shrubs & trees to borders with a further patio seating area. Paved area housing large workshop fitted with power & light. Wall mounted ceramic sink, outside tap. Side gated access leading to front aspect.

Parking

Large driveway with parking for multiple vehicles.

Additional Material Information

EPC: Rating C
Council Tax: Band E
Freehold

Mains electric, gas and water
Traditional brick construction
Full Gas Central Heating



Local Area

This property is situated 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.

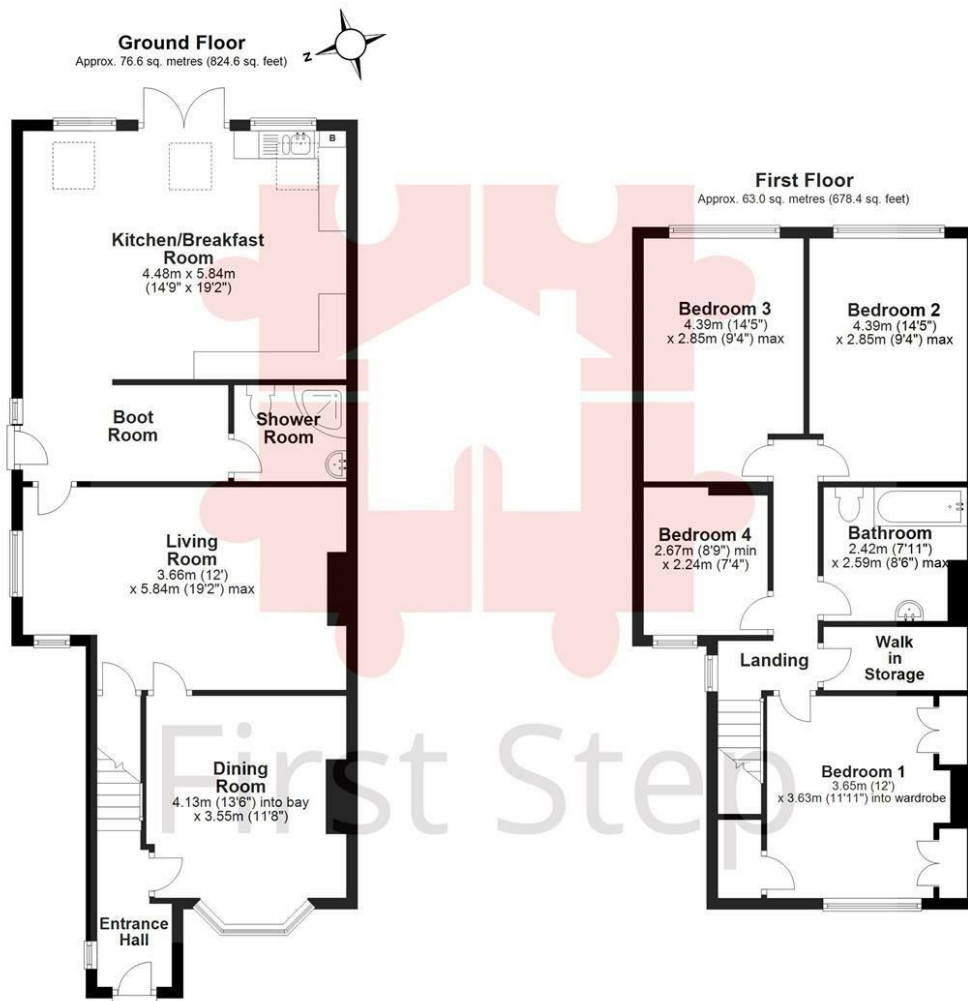
In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

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.

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



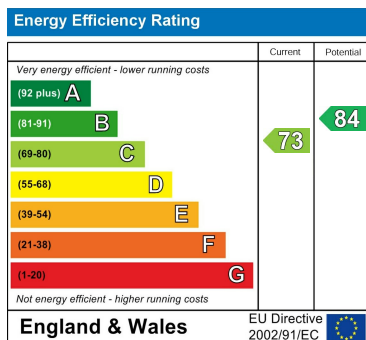


Total area: approx. 139.6 sq. metres (1503.0 sq. feet)

Council Tax Band

D

Energy Performance Graph



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First Step