

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**32 Meadowsweet Way, Stotfold, Hitchin, Herts,  
SG5 4QF**

**Price Guide**

**£385,000**



**First Step**



# 3 Bedroom House - Semi-Detached located in Hitchin

PEACEFUL LOCATION... Home Office\*... Driveway PARKING FOR 2/3 CARS...  
Bedroom 1 with EN-SUITE... Semi-detached... Private garden... Kitchen with INTEGRATED APPLIANCES...

PEACEFUL LOCATION...

WITHIN WALKING DISTANCE TO ALL LOCAL AMENITIES...

DRIVEWAY PARKING FOR 2/3 CARS...

This semi-detached home benefits from a light kitchen with integrated appliances, a lounge/diner with French Doors to the garden and a cloakroom.

On the first floor is Bedroom 1 with en-suite, 2 further bedrooms and a family bathroom.

Externally there is a private back garden, with storage area behind the garage housing the wooden garden shed, raised decking area, garage and driveway parking for 2/3 cars.

## GROUND FLOOR

### Entrance Hallway

Door to front aspect. Ceramic tiled flooring, alarm. Staircase to first floor. Doors leading to:

### Cloakroom

White suite comprising: push button wc, pedestal wash hand basin. Continuation of ceramic tiled flooring. Consumer unit.

### Kitchen

11'0" x 8'6"

Full height glazed internal door Window to front aspect. White high gloss handleless kitchen wall and base units with complementary square edge work surface. Integrated dishwasher, washer/dryer, upright fridge/freezer, Double

oven, gas hob, overhead extractor. Under plinth lighting. One and a half bowl stainless steel sink and drainer. Wall mounted Logic boiler concealed in matching wall unit. Continuation of ceramic tiled flooring.

### Lounge/Diner

15'8" x 14'1"

Full height glazed internal door. Window and French Doors to rear aspect. Carpet. Door to under stairs storage cupboard.

## FIRST FLOOR

### Landing

Window to side aspect. Over stairs door to storage cupboard. Loft access. Doors leading to:

### Bedroom 1

11'0" 9'4"

Window to front aspect. Carpet. Door leading to:

### En-suite

White suite comprising: fully tiled shower with glass bi-fold doors, push button, wc, pedestal wash hand basin. Chrome heated towel rail. Ceramic tiled flooring.

### Bedroom 2

9'7" x 8'3"

Window to rear aspect. Carpet.

### Bedroom 3

7'4" x 6'7"

Window to rear aspect. Carpet.

### Bathroom

Window to front aspect. White suite comprising: fully tiled



panelled bath with wall mounted and large overhead shower head, plus large inset feature wall mirror, push button wc, pedestal wash hand basin. Chrome heated towel rail. Ceramic tiled flooring.

#### EXTERNAL

##### Home Office\*

10'2" x 8'7"

Partial garage conversion, door access to garden. Fully converted with light, power, carpet.

##### Front Garden

Paved pathway to front door. Small garden area laid to stones. External light.

##### Rear Garden

Fence perimeter, mainly laid to lawn with raised entertaining decking. External light, power and tap. Space behind garage housing wooden shed. Side gated access to driveway and personal door to garage.

##### Garage & Parking

Brick garage, front section storage, rear section converted to Home Office\* with personal door to garden, fitted with light and power,. Driveway parking for at least 2 vehicles.

#### Additional Property Information

Freehold

EPC: Rating C

Council Tax: Banding D

Mains utilities

Traditional brick and block construction

#### LOCAL AREA

This property is situated on the border of the development 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.



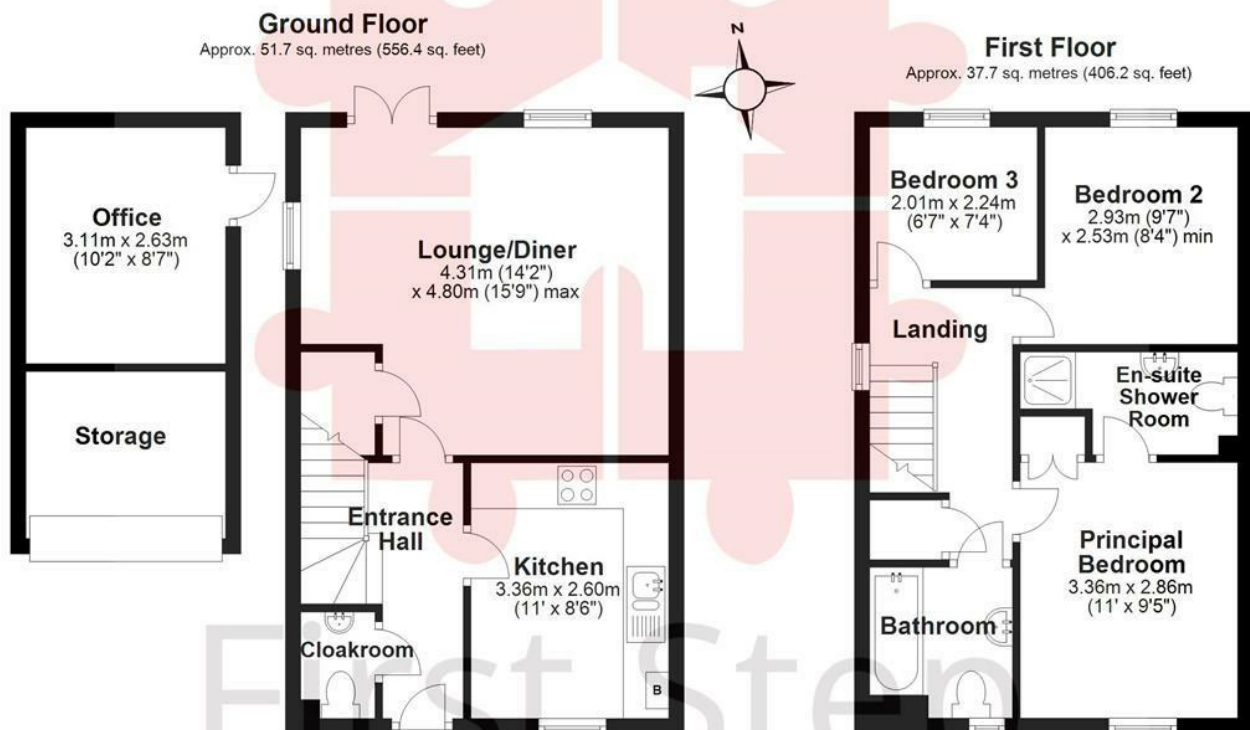
In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

#### 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.





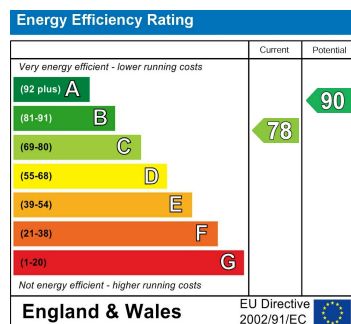


Total area: approx. 89.4 sq. metres (962.6 sq. feet)

Council Tax Band

**D**

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**