

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**14 Whitecrofts, Stotfold, Hitchin, Herts, SG5 4EB**

**Price Guide**

**£425,000**



First Step



3



1



1



D

# 3 Bedroom House - Semi-Detached located in Stotfold, Hitchin

LARGE GARDEN... Driveway parking for 3 cars... LOG BURNER... Conservatory... Peaceful NO THROUGH ROAD location... Close to all local amenities... POTENTIAL TO EXTEND subject to planning...

LARGE GARDEN...

DRIVEWAY PARKING FOR 3 CARS...

LOG BURNER...

POTENTIAL TO EXTEND subject to planning...

This bright and airy semi-detached family home is located in a peaceful no through road location, close to all local amenities. The home has the ability to be extended to the side, rear and into the loft if required (subject to necessary planning permission).

In its current format the ground floor has a lounge with log burner, leading to a dining area, a kitchen plus a conservatory.

On the first floor are 2 double bedrooms, a further bedroom and a family bathroom.

The property boasts a large garden, a one-and-a-half size detached garage/workshop and a driveway with parking for 3 cars.

## INTERNAL

### Porch

Door to front aspect. Laminate flooring. Door leading to:

### Entrance Hallway

Window to side aspect. Under stairs storage - 3 cupboards, housing the consumer unit, shelved. Continuation of laminate flooring. Stair case to first floor. Doors leading to:

### Lounge

12'9" x 12'6"

Window to front aspect. Feature chimney with hearth and log burner. Bespoke 2 door cupboard and shelving above. Engineered oak flooring. Opening leading to:

### Dining Room

10'3" x 8'11"

Continuation of engineered oak flooring. Opening to Kitchen and conservatory.

### Kitchen

10'3" x 9'9"

Window to rear aspect, door to side aspect. Wood effect wall and base units, with glass fronted display wall units, complimentary work surface and tiled splash backs. Spaces for: under counter fridge and washing machine. Integrated Belling double oven and 4 ring gas hob. Under plinth lights, plinth heater, white ceramic sink with filter water tap, water softener. New Worcester boiler (July 2024) housed in matching wall unit. Vinyl flooring.

### Conservatory

8'7" x 7'10"

UPVC conservatory with door to the side aspect, fitted with venetian blinds. Continuation of laminate flooring.

## FIRST FLOOR

### Bedroom 1

12'0" x 10'11"

Window to front aspect. Built-in 2 sliding mirror door wardrobe fitted with shelf and rail. Carpet.

### Landing

Window to side aspect. Full height door to shelved airing





cupboard housing the water tank. Loft access - partially boarded, fitted with light and ladder. Carpet. Doors leading to:

#### Bedroom 2

12'8" x 9'4"

Window to rear aspect. Built-in 2 louvre door wardrobe, fitted with shelf and rail. Wooden floorboards.

#### Bedroom 3

9'1" x 8'0"

Window to front aspect. Over stairs storage cupboard fitted with shelves and rail. Wooden floorboards.

#### Bathroom

Two windows to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower, built-in 4 door vanity unit with low level wc with concealed cistern and wash hand basin. Storage shelf, chrome heated towel rail, shaver point, vinyl flooring.

#### EXTERNAL

##### Front Garden

Low level wall to perimeter with established shrub border. Block paved parking area. External light.

##### Garage and Parking

Detached one-and-a-half length garage/workshop with up and over door, fitted with light, power, shelving (asbestos roof). Block paved driveway with parking for 2/3 cars.

##### Rear Garden

Fence perimeter. Mainly laid to lawn with entertaining patio and small decking area. External tap. Pathway to gated access to driveway.

##### Additional Property Information

Freehold

EPC; Rating D

Council Tax: Band D

New boiler fitted July 2024

Mains utilities

Garage roof - asbestos

Ground floor single storey side extension planning from 2016 - lapsed

##### Local Area

The property is situated centrally and close to all local amenities. 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.

The area benefits from good schools: 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.

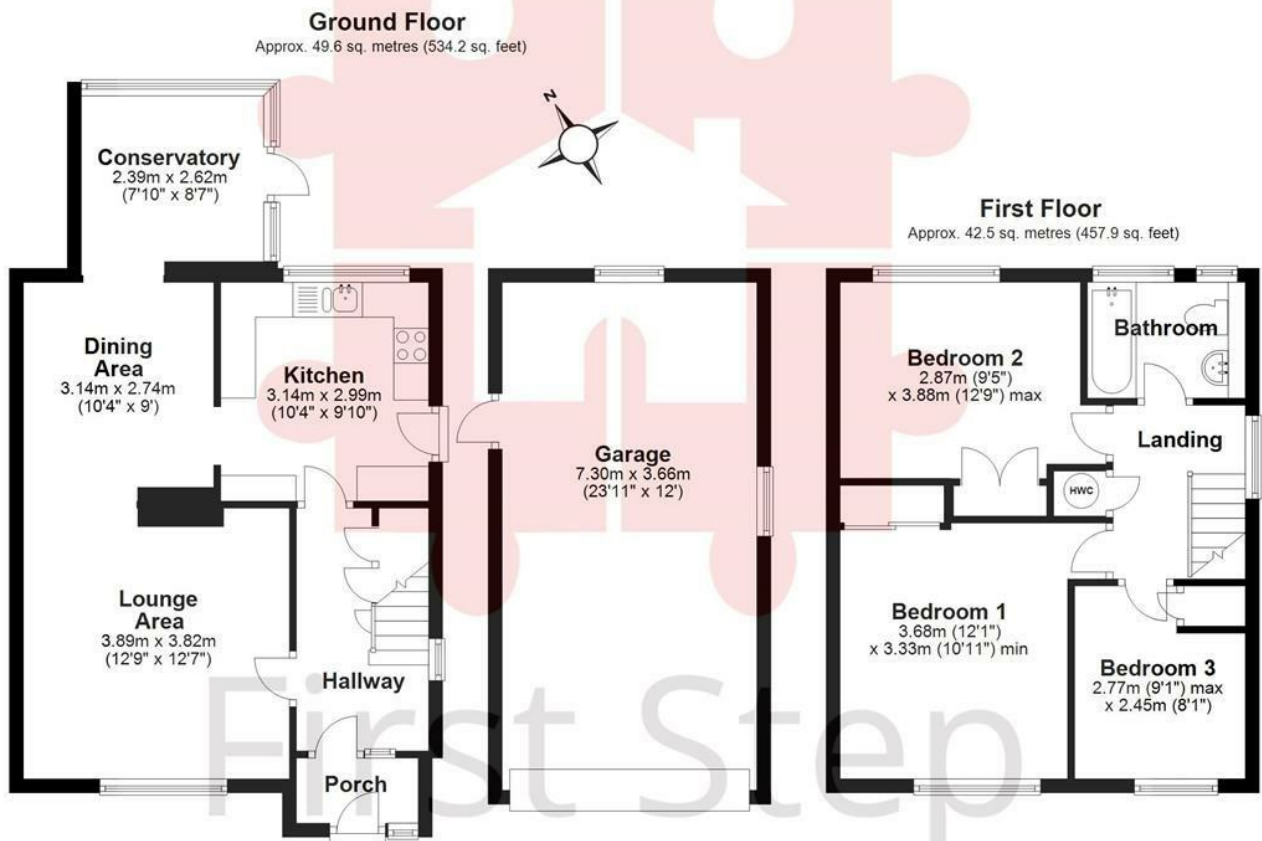
#### Agents Notes

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.







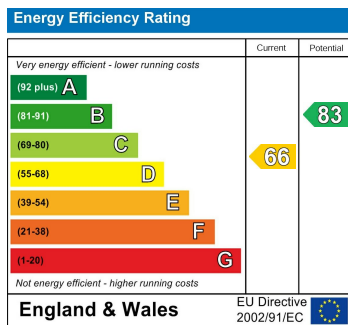


Total area: approx. 92.2 sq. metres (992.0 sq. feet)

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**