

FREEHOLD



House - Detached (EPC Rating: C)

4 Littlebury Close, Stotfold, Hitchin, Herts, SG5 4QD

Price Guide

£729,995



First Step



5



2



2



C

5 Bedroom House - Detached located in Hitchin

CHAIN FREE... Nestled in the charming small boutique development of Littlebury Close, this impressive detached house offers a perfect blend of space and comfort for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

Parking is a significant advantage of this property, with driveway parking space available for up to 5/6 vehicles, plus garage parking if required. This feature is particularly beneficial for larger families or those who frequently host visitors, ensuring that parking is never a concern.

Overall, this detached house presents an excellent opportunity for those looking for a spacious and well-equipped family home in a desirable location. With its generous living spaces, ample parking, and lovely garden, it is sure to appeal to a wide range of buyers.

CHAIN FREE...

DOUBLE GARAGE...

DRIVEWAY PARKING FOR 5/6 CARS...

SOUTH FACING GARDEN...

UTILITY ROOM...

EN-SUITE...

LOUNGE & DINING ROOM WITH FRENCH DOORS TO GARDEN...

GROUND FLOOR

Entrance Hallway

16'4" x 14'4"

Large L-shaped entrance hallway. Karndean flooring. Staircase to first floor plus ground floor doors to all rooms (including an internal door to the garage):

Kitchen/Breakfast Room

12'1" x 9'3"

Window to rear aspect. Fitted with a range of wall and base units with complementary work surface incorporating a breakfast bar area, tiled splash back, under plinth lighting, stainless steel one and a half bowl sink and drainer. Integrated dishwasher, under counter fridge and freezer. Range style oven with 7 gas rings and extractor hood. Door leading to:

Utility Room

7'0" x 6'1"

Door to side aspect. Continuation of matching wall and base units with complementary work surface, single stainless

steel sink and drainer, tiled splash back. 2 spaces and plumbing for freestanding washing machine and tumble dryer. Wall mounted boiler, serviced November 2024.

Dining Room

12'1" x 8'7"

French doors and window to rear aspect. Continuation of Karndean flooring.

Lounge

18'6" x 12'5"

Triple aspect, French doors to rear and windows to both side aspects. Granite surround and hearth with feature gas fire. Carpet.

Study

6'11" x 6'1"

Window to front aspect. Carpet.

Cloakroom

4'9" x 4'8"

Window to side aspect. White suite comprising: push button wc, wall mounted wash hand basin, fully tiled walls. Ceramic tiled flooring.

FIRST FLOOR

Landing

Carpet. Full height door to airing cupboard. Doors leading to:

Bedroom 1

21'0" x 14'4"

Dual aspect windows to front and side aspect. Built in wardrobes fitted with shelf and rail. Carpet. Loft hatch. Door leading to:

En-suite Shower Room

6'10" x 6'0"

Velux window to side aspect. White suite comprising: push



button wc, wall mounted wash hand basin in 2 door vanity unit & storage shelves, fully tiled shower cubicle with glass door. Chrome heated towel rail. Ceramic tiled flooring.

Bedroom 2

12'0" x 11'0"

Window to rear aspect. Built in wardrobes fitted with shelf and rail. Carpet. Loft access fitted with ladder, light and partial boarding.

Bedroom 3

11'0" x 11'0"

Window to rear aspect. Built in wardrobes fitted with shelf and rail. Carpet.

Bedroom 4

11'0" x 7'5"

Window to rear aspect. Carpet.

Bedroom 5

7'9" x 7'3"

Window to front aspect. Carpet.

Bathroom

7'8" x 7'6"

Window to side aspect. White suite comprising: push button wc, wall mounted wash hand basin, fully tiled inset bath

with hand held shower and corner shower cubicle with glass door. Shaver point, chrome heated towel rail, ceramic tiled flooring.

EXTERNAL

Front Garden

Small area on perimeter of property laid to lawn. External light. Side gated access to both sides of property.

Rear Garden

South facing aspect with fence perimeters. Mainly laid to lawn with entertaining patio area. Further paved area housing corner garden shed. External lights and tap.

Double Garage & Driveway parking

16'4" x 15'8"

Double garage with electric door. Fitted with light and power and personal door into entrance hallway. Block paved driveway with parking for 5/6 cars.

Additional Material Information

Freehold

EPC: Rating C

Council Tax: Banding F

Mains utilities

Traditional brick and block construction



Local Area

This property is situated on the outskirts of Stotfold, providing excellent quick road access to the property but also benefiting from being within walking distance of the local amenities in the town, as well as the local nature reserve.

In Stotfold itself is a Co-op store, pharmacy, Days bakery, doctors surgery, dentist, opticians, library, working flour mill and a variety of coffee shops/pub/restaurants and much more.

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.

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.





Ground Floor

Approx. 91.3 sq. metres (982.4 sq. feet)



First Floor

Approx. 80.5 sq. metres (867.0 sq. feet)



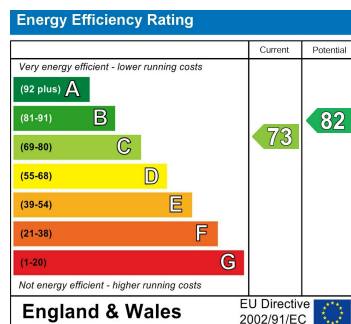
Total area: approx. 171.8 sq. metres (1849.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

F

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