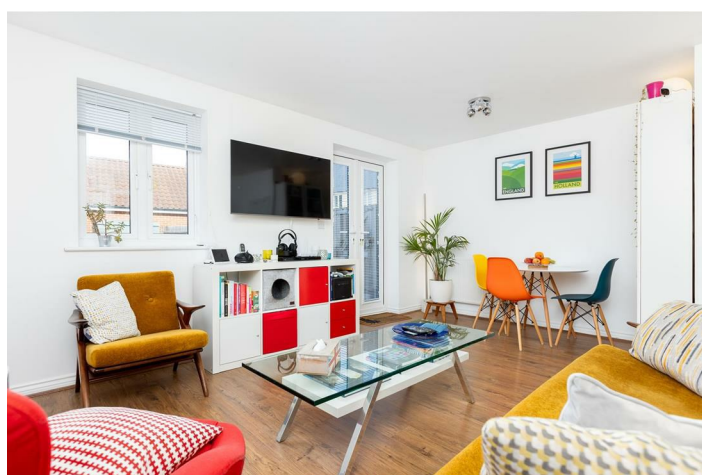


FREEHOLD



House - Link Detached (EPC Rating: C)

**129 Valerian Way, Stotfold, Hitchin,
Hertfordshire, SG5 4ET**

Price Guide

£375,000



First Step



3 Bedroom House - Link Detached located in Hitchin

UPGRADED EN-SUITE... Garage plus DRIVEWAY PARKING FOR 2 CARS... Low Maintenance GARDEN... Kitchen with BREAKFAST SEATING area... Light and spacious lounge/diner... GOOD CENTRAL LOCATION...

GROUND FLOOR

Entrance Hallway

Half glazed front door. Vinyl flooring. Staircase to first floor. Ground floor doors leading to:

Kitchen

11' x 8'7"

Window to front aspect. Dark grey high gloss wall and base units with complementary square edge work surface and upstand. Integrated double oven, 4 ring gas hob and extractor hood. Spaces for washing machine, dishwasher and upright fridge/freezer. Floating wall shelves, under plinth lighting, one and a half bowl sink and drainer, vinyl flooring. Wall mounted Worcester boiler concealed in matching wall unit - Boiler 2 years old and serviced Feb 2025.

Lounge/Diner

15'9" x 14'2"

Window and French doors with fitted venetian blind to rear aspect. Full height door to cupboard, shelved and fitted with light and power. Laminate flooring.

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin. Vinyl flooring. Wall mounted consumer unit.

FIRST FLOOR

Landing

Over stairs storage cupboard. Laminate flooring. Loft access: partially boarded, fitted with ladder, light and power. Doors leading to:

Bedroom 1

12'11" x 9'5"

Window to front aspect. Continuation of laminate flooring. Door leading to:

En-suite

Upgraded en-suite. White suite comprising: fully tiled shower with glass door, push button wc, wall mounted wash hand basin. Mirrored wall mounted cabinet with power, light, shaver point. Tall shelved storage cupboard. Vinyl flooring.

Bedroom 2

9'7" x 8'3"

Window to rear aspect. Continuation of laminate flooring. Wardrobes can be included in sale if preferred.

Bedroom 3

7'5" x 6'7"

Window to rear aspect. Continuation of laminate flooring. Wardrobes can be included in sale if preferred.

Bathroom

Window to front aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Tall mirrored wall mounted storage cupboard fitted with shelves and over sink mirrored wall mounted cabinet. Vinyl flooring.

EXTERNAL

Front Garden

Paved pathway to front door. Small garden area each side laid to stones and established shrubs.



Rear Garden

Fence perimeters. Side gated access to garden and personal door access to garage. Mainly laid to low maintenance astro turf lawn with patio area. External tap, light, power, water butt and small wooden garden shed.

Brick Garage

18'3" x 9'6"

Single garage with up and over door, plus personal door access to rear. Fitted with light, power and eave storage. 2 tandem parking spaces in front of garage.

Additional Property Information

Freehold

EPC; Rating TBC

Council Tax: Band D

New boiler fitted 2023 - serviced Feb 2025

Mains utilities

Traditional brick and block construction

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

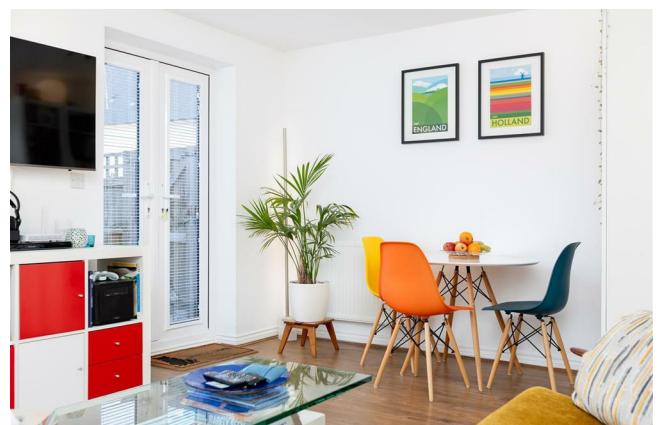
Flour Mill with coffee shop & a variety of Pub/Restaurants.

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 Note

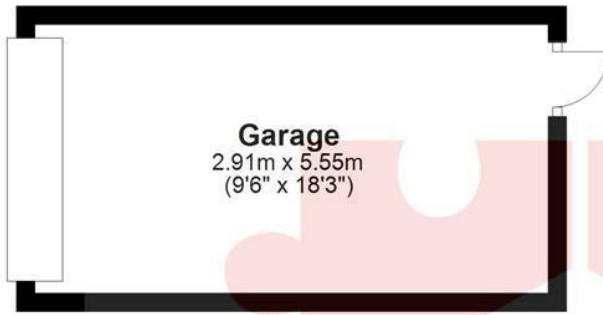
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





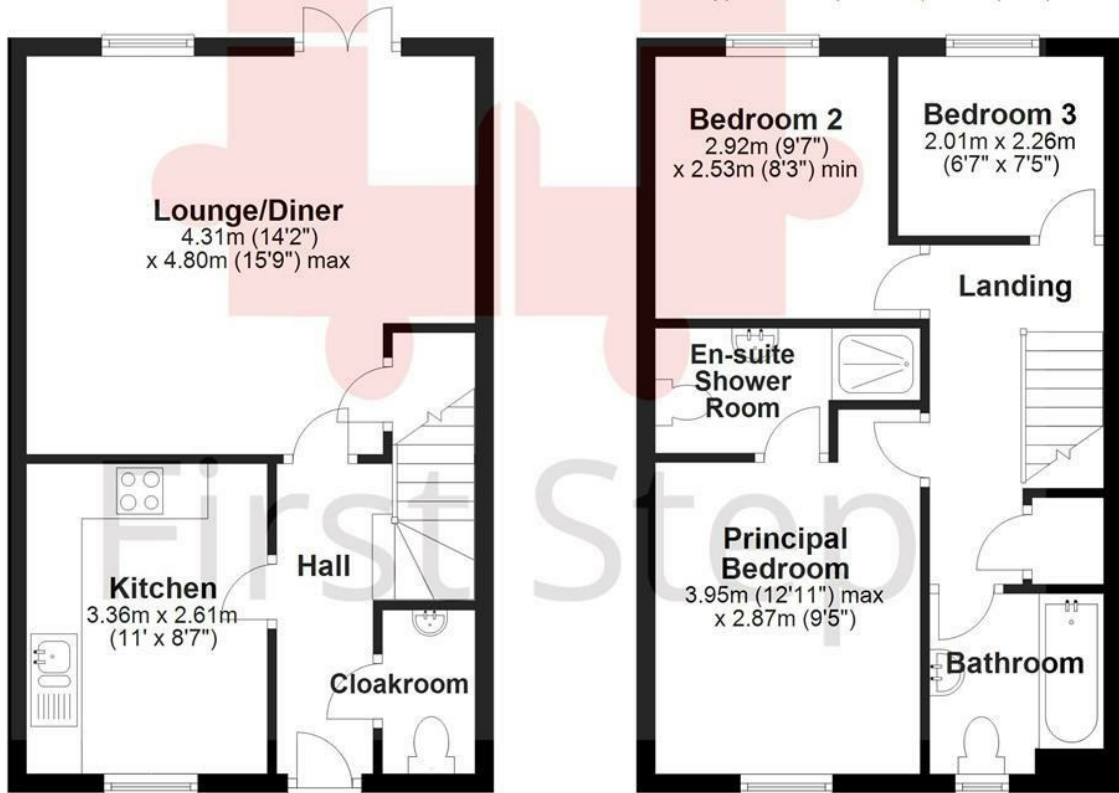
Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)

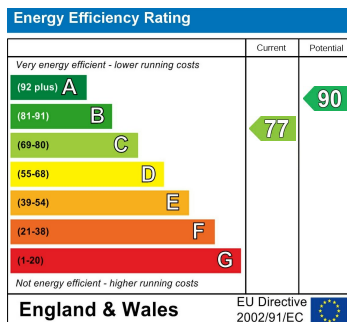


Total area: approx. 75.2 sq. metres (809.6 sq. feet)

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