

FREEHOLD



House - Semi-Detached (EPC Rating: D)

6 The Mixies, Stotfold, Hitchin, Herts, SG5 4LF

Price Guide

£385,000



First Step



3 Bedroom House - Semi-Detached located in Hitchin

Peaceful CUL-DE-SAC location... IMMACULATE throughout... UPGRADED KITCHEN & BATHROOM... Private garden with SUMMERHOUSE... Bedrooms fitted with AIR CONDITIONING...

Garage/Workshop... Driveway PARKING FOR 3 CARS...

INTERNAL

GROUND FLOOR

Entrance Hallway

Dual aspect window to front and door to side aspect. Decorative radiator cover, engineered oak flooring. Staircase to first floor. Ground floor doors leading to:

Lounge

15'1" x 10'2"

Window to front aspect. Continuation of engineered oak flooring. Large opening leading to:

Dining Room

8'8" x 8'8"

French doors to rear aspect. Decorative radiator cover, continuation of engineered oak flooring.

Kitchen

13'11" x 7'7"

Dual aspect window to rear and door to side aspect. White high gloss wall and base units with solid oak work surface and tiled splash back areas. Matching solid oak breakfast bar area with matching shallow base units underneath fitted with shelves, with high stool seating for at least 3. Drawer packs, integrated dishwasher, upright fridge/freezer, washing machine, oven, 4 ring gas hob and extractor hood. Single sink and drainer, USB points, continuation of engineered oak flooring. Low level door to understairs shelved storage, housing the consumer unit.

FIRST FLOOR

Landing

Window to side aspect. Loft access - insulated, no

boarding. Full hight door to airing cupboard housing the baxi boiler, shelved.

Bathroom

Dual aspect windows to side and rear aspects. White suite comprising: fully tiled panelled L-shaped bath with wall mounted shower and glass screen, push button wc, wash hand basin in 2 door vanity unit. Chrome heated towel rail, ceramic tiled flooring.

Bedroom 1

11'2" x 9'6"

Window to front aspect. Ducted air-conditioning and heat unit. Built-in 2 door cupboard fitted with shelf and rails and 2 high level cupboard doors. Carpet.

Bedroom 2

10'7" x 10'3"

Window to rear aspect. Ducted air-conditioning and heat unit. Built-in 2 door cupboard fitted with shelf and rails and 2 high level cupboard doors. Carpet.

Bedroom 3

8'2" x 7'0"

Window to front aspect. Ducted air-conditioning and heat unit. Built-in 2 door cupboard fitted with shelf and rails and 2 high level cupboard doors. Laminate flooring.

EXTERNAL

Front Garden

Mainly laid to lawn with paved driveway. Side gated access to rear garden.

Driveway

Concrete driveway with parking for 3 cars. Gated access to rear garden.



Rear Garden

Fence perimeters, with entertaining patio area, paved block paved area, lawn and raised decking area. Summer house fitted with carpet. Wooden garden shed. Light, tap and side gated access from driveway.

Garage/Workshop

Fence perimeter, paving and stoned area creating bin storage area. External light. Gate to driveway. Housing the Garage/Workshop: Window and door to front aspect, fitted with a range of wall and base units, fitted with power.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC Rating: D

Council Tax: Band C

Traditional brick and block construction

Mains utilities

External doors and windows replaced in May 2024

Local Area

This property is situated in a cul-de-sac location 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.

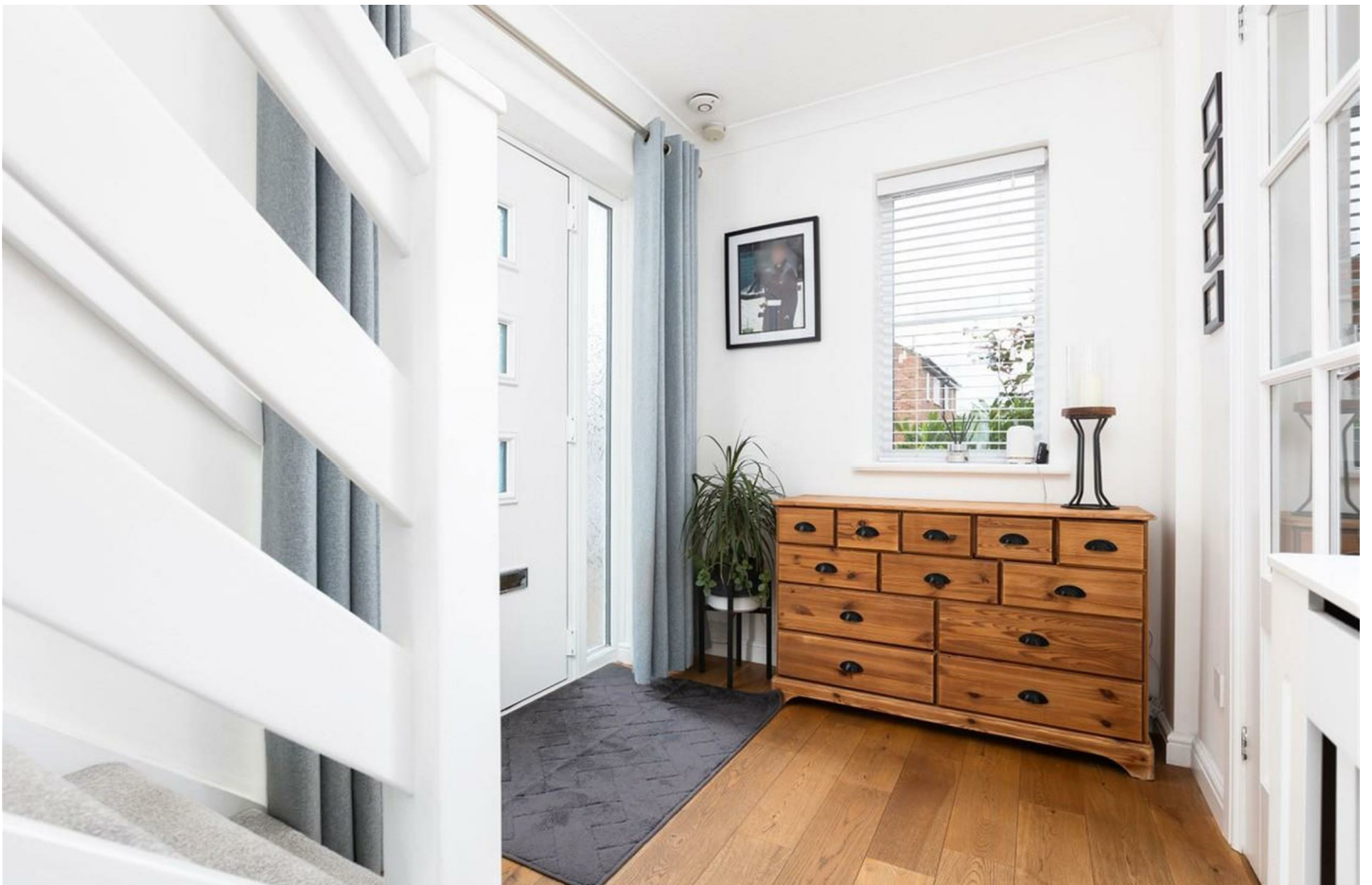
In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

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.

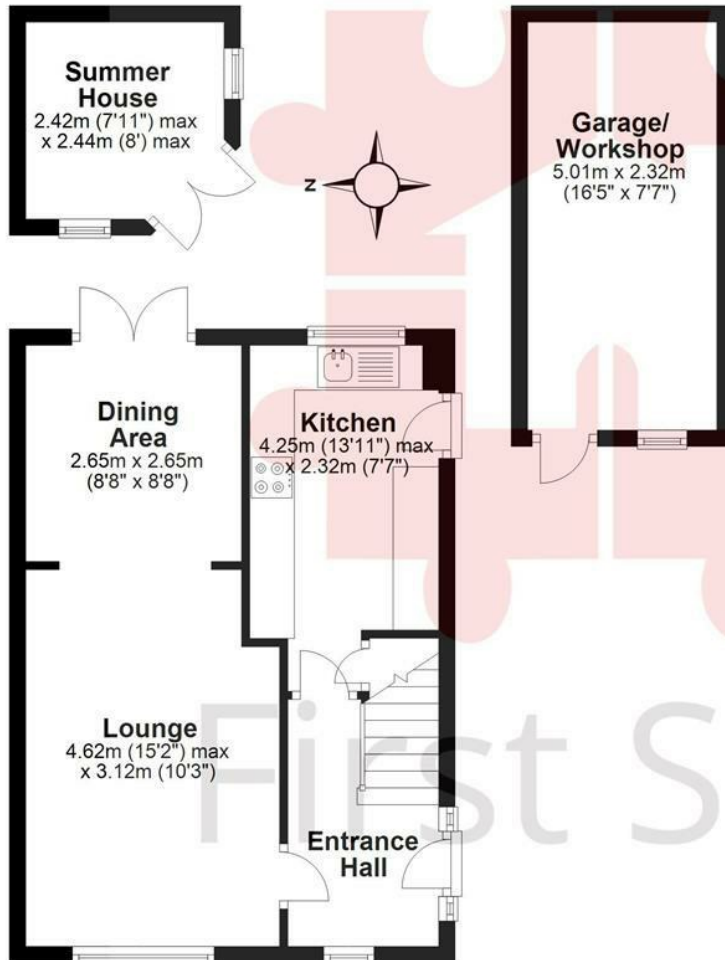
These details are to be used as a guide only and their accuracy is therefore not guaranteed





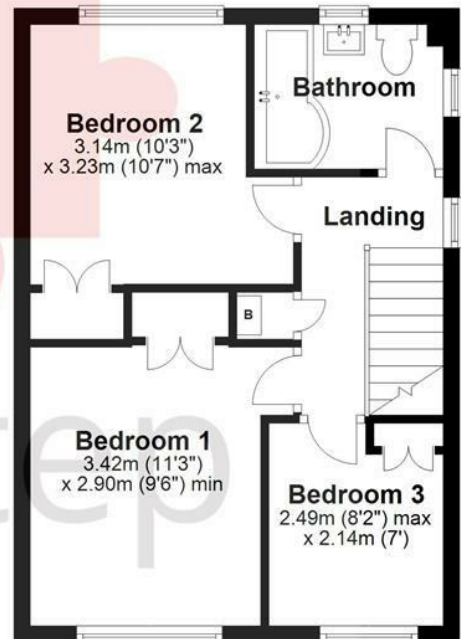
Ground Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



First Floor

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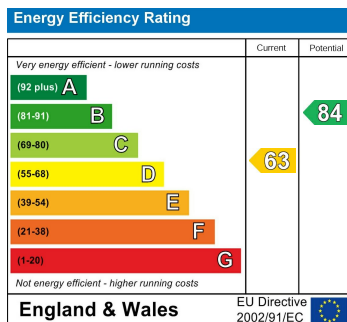


Total area: approx. 74.8 sq. metres (805.0 sq. feet)

Council Tax Band

C

Energy Performance Graph



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First Step