

FREEHOLD



House - Terraced (EPC Rating: C)

**9 Valerian Way, Stotfold, Hitchin, Herts, SG5
4ET**

Price Guide

£465,000



First Step



3



2



2



C

3 Bedroom House - Terraced located in Hitchin

3 DOUBLE bedrooms... WOODEN SHUTTERS... Entertaining Kitchen/diner with BREAKFAST BAR FOR 6... EN-SUITE... Excellent STORAGE THROUGHOUT... EV Car Charger... HOME OFFICE...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect with coir matting to entrance. Tongue and groove wood panelling to lower walls. Ceramic tiled flooring. Staircase to first floor. Doors leading to:

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin. Half tiled walls with mosaic tiles, chrome heated towel rail, continuation of ceramic tiled flooring.

Kitchen/Diner

23'5" x 18'0"

Dual aspect, bay window to front aspect fitted with wooden shutter and window and door to rear aspect. White high gloss shaker style kitchen with wood effect work surface and upstand incorporating a breakfast bar with seating for 6. Integrated dishwasher, washing machine, upright fridge/freezer, oven, 4 ring gas hob and extractor hood. Boiler housed in matching wall unit, one and half bowl sink, 2 wine racks, drawer pack, built in sound system. Door to understairs storage cupboard, housing the consumer unit.

Lounge

23'3" x 9'8"

French doors and window to rear aspect, fitted with wooden shutters. Built in sound system, Camaro luxury vinyl flooring. Door leading to:

Home Office/Gym

11'1" x 5'2"

Window to front aspect fitted with wooden shutters. Carpet.

FIRST FLOOR

Landing

Window to front aspect fitted with wooden shutter. Carpet. Full height door to airing cupboard housing the water tank. Full height door to storage cupboard, shelved.

Bedroom 1

17'8" x 12'7"

Window to front aspect fitted with wooden shutter. Full height door to corner wardrobe, fitted with shelves/rails. Range of bespoke built bedroom furniture comprising: 2 door wardrobe fitted with shelf/rail, 2 matching 3 drawer bedside cabinets, 4 drawer chest of drawers and 3 drawer chest of drawers. Loft access: ladder, light, power. Carpet.

Bedroom 1 En-suite

Window to rear aspect. White suite comprising: Large fully tiled shower with glass doors, push button wc, wash hand basin with 2 drawer vanity unit. Half tiled walls with mosaic tiles, chrome heated towel rail, shaver point, 3 mirror door wall mounted cabinet, Camaro luxury vinyl flooring.

Bedroom 2

20'9" x 14'3"

Dual aspect, velux window fitted with black out blind to rear aspect and window to front aspect fitted with wooden shutter and blackout blind. Full height door to walk-in wardrobe, fitted with shelf/rail. Loft access.

Bedroom 3

19'0" x 9'6"

Window to rear aspect, fitted with wooden shutter and black out blind. Built-in wardrobe with 2 sliding mirror



doors, fitted with shelf and rail. Two 3 drawer bedside cabinets. Carpet.

Bathroom

Window to front aspect. White suite comprising: mosaic tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Chrome heated towel rail, shaver point, 2 mirror door wall mounted cabinet plus 1 mirror door wall mounted cabinet, Camaro luxury vinyl flooring.

EXTERNAL

Front Garden

Low level railings to perimeter, decorative stones, paved pathway to front door with solid wood storm porch.

Rear Garden

Fence and wall perimeter. Patio with sleeper edging and low level astroturf garden. External light, tap, 2 x power, side gated access to garage and driveway.

Garage and Parking

Single garage with up and over door, fitted with light and power. EV car charger, with allocated parking space in front of garage, with current agreement to park 2 vehicles.

ADDITIONAL PROPERTY INFORMATION

Freehold

Council Tax: Banding D

EPC: Rating C

Traditional brick and block construction

Mains utilities

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

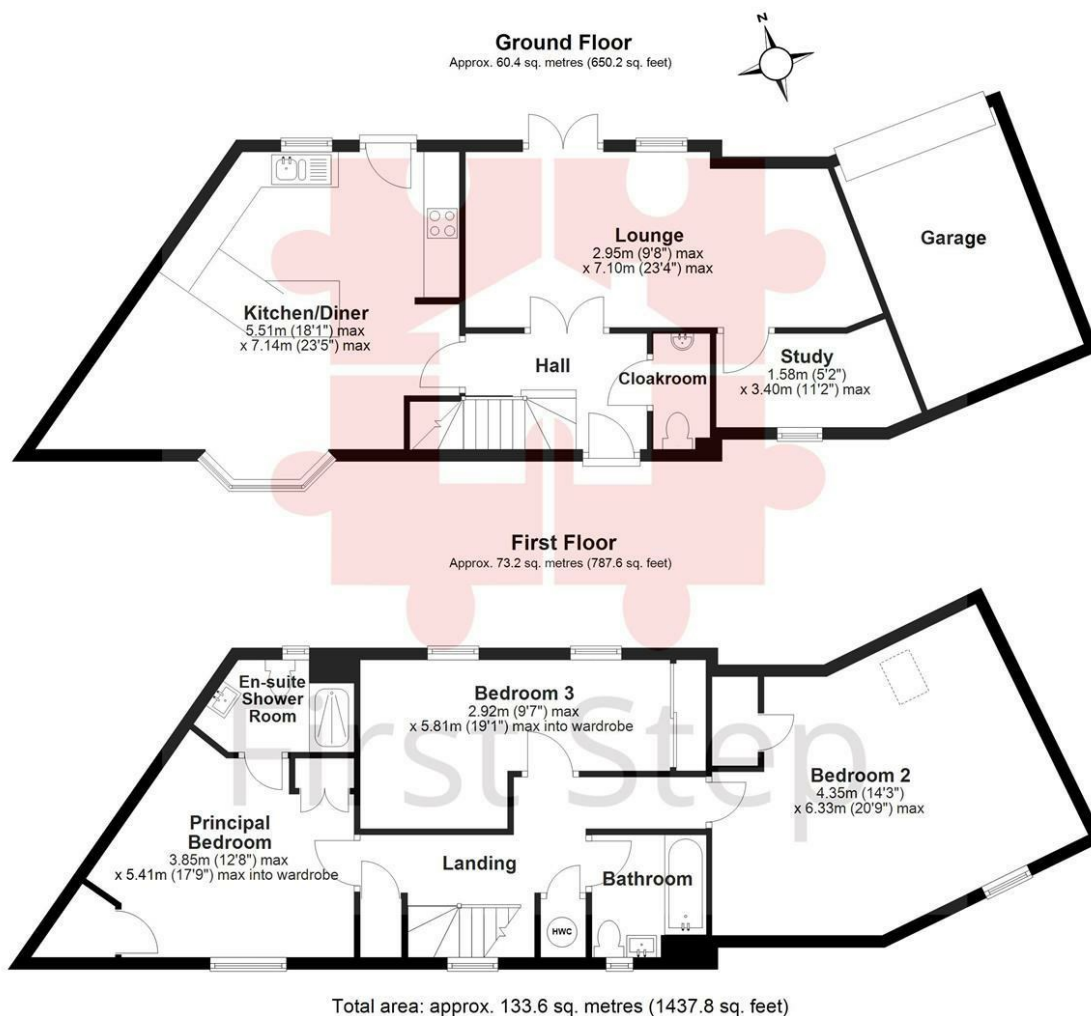


The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services.

All measurements are approximate and therefore may be subject to a small margin of error.



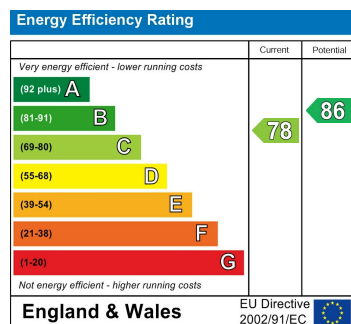




Council Tax Band

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