

FREEHOLD



House - Semi-Detached (EPC Rating: B)

8 Maple Gardens, Stotfold, Hitchin, Herts, SG5 4SH

Price Guide

£465,000



First Step



4



3



1



B

4 Bedroom House - Semi-Detached located in Hitchin

4 DOUBLE bedrooms... 2 EN-SUITES... 3 ALLOCATED PARKING spaces... ENTERTAINING Kitchen/Diner... spacious LOUNGE... Good sized GARDEN... 10 year BUILDERS WARRANTY from 2018...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect. Understairs storage cupboard and further storage cupboard, light, carpet. - housing the consumer unit. Staircase to upper floors. Ceramic tiled flooring with underfloor heating.

Kitchen/Diner

18'6" x 10'0"

Window and French doors to rear aspect. Range of wall and base cashmere coloured units with quartz work surface and upstand. Integrated dishwasher, washing machine, fridge freezer, induction hob, double oven and extractor hood. Inset one and a half bowl sink with water filter tap and water softener. Worcester boiler concealed in wall unit. Continuation of ceramic tiled flooring with underfloor heating.

Lounge

18'5" x 10'10"

Dual aspect windows to front and side aspects. Carpet with underfloor heating.

Cloakroom

White suite comprising: concealed push button wc, wash hand basin with vanity unit, half tiled walls, tiled storage shelf, ceramic tiled flooring with under floor heating.

FIRST FLOOR

Landing 1

Carpet. Doors leading to:

Bedroom 2

12'2" x 10'10"

Window to front aspect. Carpet. Door leading to:

Bedroom 2 En-suite

Window to side aspect. White suite comprising: fully tiled large shower with glass screen, concealed push button wc, oblong wash hand basin with vanity unit. Half tiled walls, wall mirror/light/shaver point, heated towel rail, ceramic tiled flooring.

Bedroom 3

13'6" x 10'10"

Window to front. Carpet.

Bedroom 4

10'0" x 7'4"

Window to rear aspect. Carpet.

Bathroom

Window to front aspect. White suite comprising: fully tiled panelled bath with glass screen, push button wc, oblong wash hand basin with vanity unit. Half tiled walls, wall mirror/light/shaver point, heated towel rail, ceramic tiled flooring.

SECOND FLOOR

Landing

Carpet. Door leading to:

Bedroom 1

15'1" x 14'3"

Dual aspect velux to front and window to rear aspect. Door leading to:



Bedroom 1 En-suite

Window to rear aspect. White suite comprising: fully tiled corner shower with glass screen, concealed push button wc, oblong wash hand basin with vanity unit. Half tiled walls, wall mirror/light/shaver point, heated towel rail, ceramic tiled flooring.

EXTERNAL

Front Garden

Decorative shingle garden with established shrubs. Paved pathway to front door and to side gated access.

Rear Garden

Fence perimeters, entertaining patio and turf. External light, tap, wooden garden shed.

Allocated Parking

3 allocated parking bays.

ADDITIONAL PROPERTY INFORMATION

Freehold

Council Tax: Band E

EPC: Rating B

Mains utilities

Traditional brick and block construction

10 year builders warranty from 2018 - NHBC

Local Area

This property is situated on the outskirts of Stotfold close to countryside views and walks.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy and the renowned 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



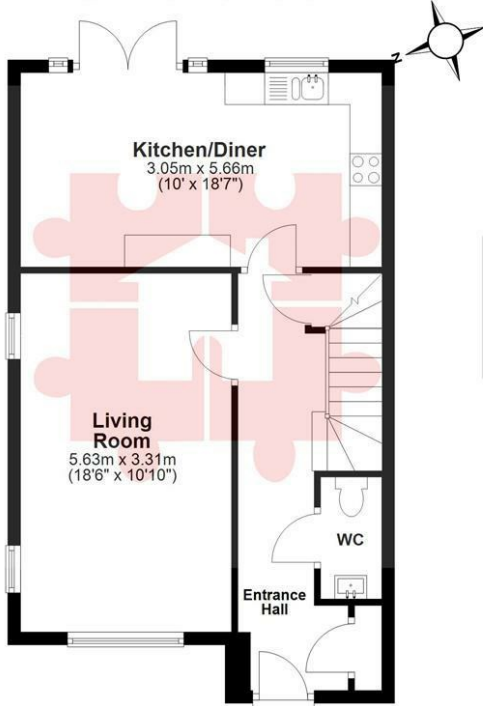
The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.





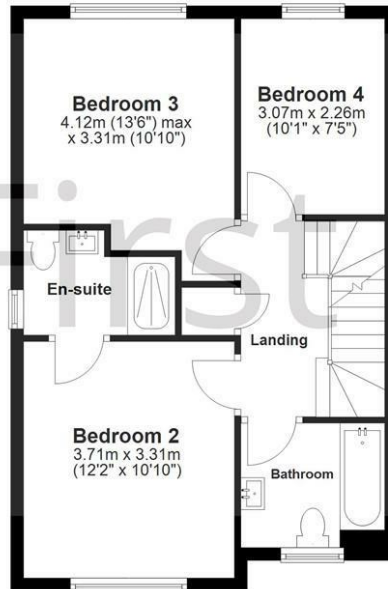
Ground Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



Second Floor

Approx. 26.2 sq. metres (281.6 sq. feet)

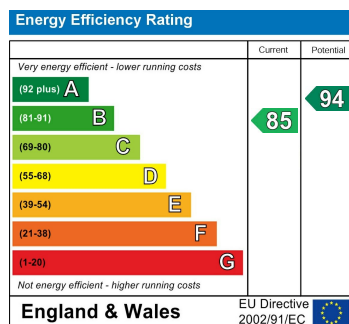


Total area: approx. 126.5 sq. metres (1361.6 sq. feet)

Council Tax Band

E

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