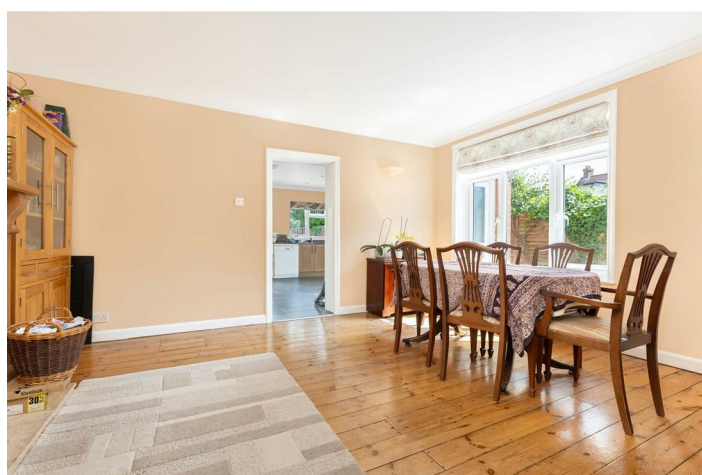


FREEHOLD



House - Semi-Detached (EPC Rating: D)

**131 Church Road, Stotfold, Hitchin, Herts, SG5 4NG**

**Price Guide**

**£545,000**



First Step



3



2



2



D



# 3 Bedroom House - Semi-Detached located in Hitchin

3 DOUBLE bedrooms... Driveway PARKING for 5/6 CARS (including Caravan space)... 2 FEATURE FIREPLACES... Good sized PRIVATE GARDEN... ENTERTAINING Kitchen/Breakfast Room... Separate LOUNGE & DINING ROOM...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Dual aspect, door from front aspect and window to side aspect. Coir matting to entrance, carpet. Staircase to first floor. Door leading to:

#### Lounge

13'5" x 11'7"

Bay window to front aspect. Feature fire surround with granite hearth housing a gas fire. Carpet. Opening leading to;

#### Dining Room

14'9" x 11'11"

Window to side aspect. Feature wooden fire surround with granite hearth with open working chimney. Full height door to understairs storage with window to side aspect, light, shelved & housing the consumer unit. Solid wooden floorboards. Opening leading to;

#### Kitchen/Breakfast Room

19'3" x 14'4"

Dual aspect window and French doors to rear aspect and door to front aspect, cat flap in wall. Fitted with a range of wall and base units in oak with quartz worksurface and upstand. Spaces for washing machine, dishwasher, slimline wine cooler and large upright American style fridge freezer. Integrated wine cooler, double oven, 5 ring gas hob, extractor hood, corner carousel, drawer packs, one and a half bowl sink, under plinth lighting, porcelain tiled flooring.

#### Cloakroom

Window to rear aspect. White suite comprising: push button wc, wall mounted wash hand basin with tiled splash back, porcelain tiled flooring.

### FIRST FLOOR

#### Landing

Window to side aspect, carpet. Loft access: boarding, ladder, light. Doors leading to:

#### Bedroom 1

14'4" x 9'10"

Dual aspect, windows to rear and front aspect. Built in 4 door wardrobe, fitted with shelf, rail. Carpet. Door leading to:

#### En-suite

Window to side aspect. White suite comprising: large fully tiled shower with glass door, push button wc, pedestal wash hand basin with tiled splash back. Chrome heated towel rail, shaver point, slimline door to storage cupboard fitted with shelves, ceramic tiled flooring.

#### Bedroom 2

11'11" x 11'9" (into wardrobe)

Window to front aspect. Built in 5 door wardrobe fitted with shelf and rail. Full height door to cupboard housing the boiler (fitted in 2022 serviced annually, last service 2025), shelved.

#### Bedroom 3

14'4" x 9'1"

Window to rear. Loft access - partial boarding. Carpet.



### Bathroom

Ceiling sun tube. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin with tiled splash back. Chrome heated towel rail, shaver point, 4 door airing cupboard housing the water tank, shelved, ceramic tiled flooring.

### EXTERNAL

#### Front Garden

Hedge and fence perimeter. External light. Lawned area with open access to driveway and double gated access to additional parking and rear of property.

#### Rear Garden

Fence perimeters, mainly laid to lawn with two entertaining patio areas. Double sized wooden garden shed fitted with light & power, plus separate wooden log storage. External light, tap and double gated access to driveway.

#### Driveway Parking

Concrete driveway with parking for 5 cars (including lawn parking) with double gated access to additional parking space behind if required (will take a caravan).

### ADDITIONAL PROPERTY INFORMATION

Freehold

Council Tax: Band D

EPC: Rating D

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





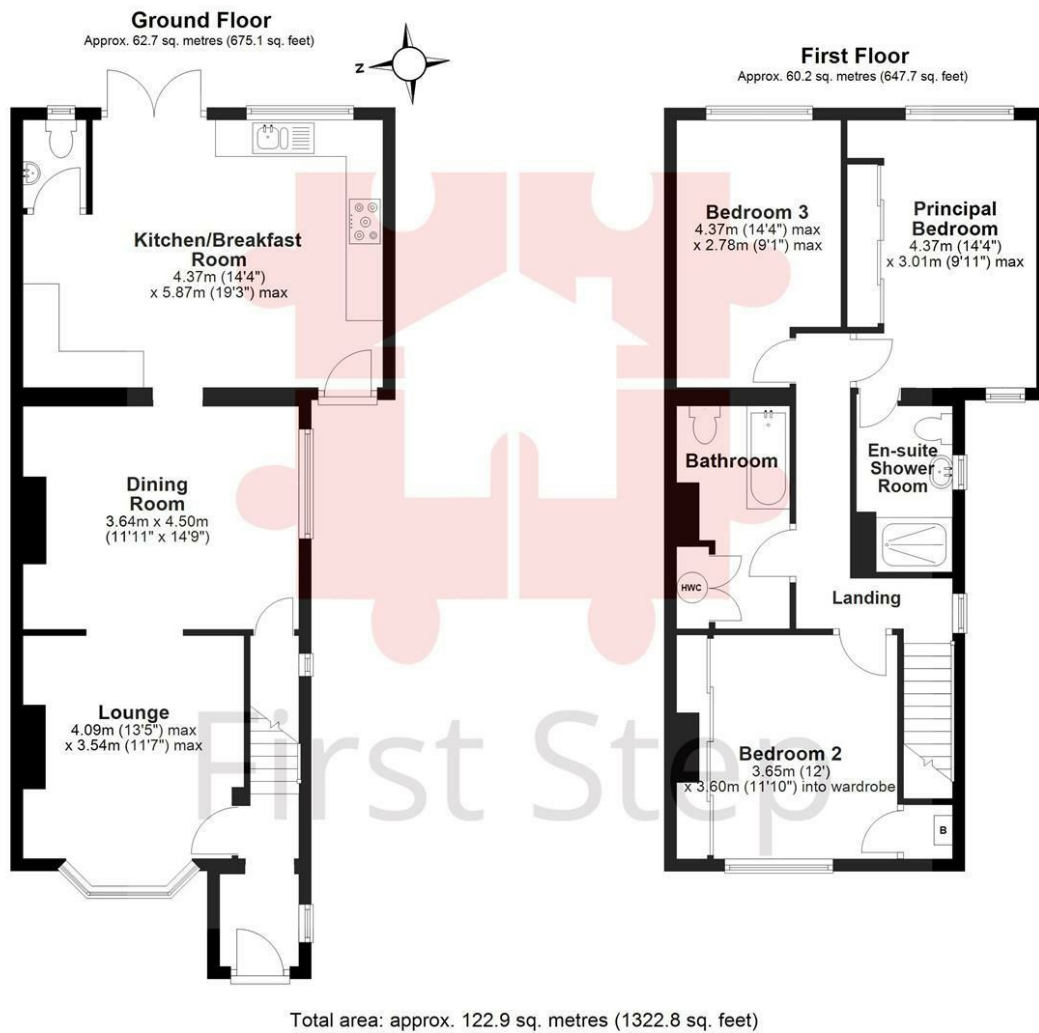
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services.

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





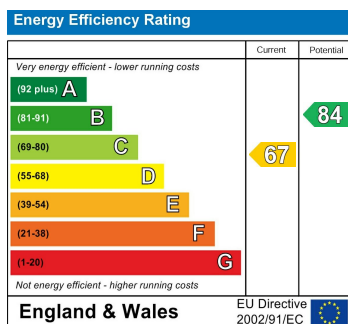




Council Tax Band

**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**