

FREEHOLD



Bungalow - Detached (EPC Rating: C)

13 Littlebury Close, Stotfold, Hitchin, Herts, SG5 4QD

Price Guide

£595,000



First Step



4 Bedroom Bungalow - Detached located in Hitchin

CHAIN FREE... 4 DOUBLE bedrooms... DOUBLE GARAGE... Driveway PARKING FOR AT LEAST 3 CARS... 2 EN-SUITES... Lounge with FEATURE FIREPLACE... Large LOFT SPACE... Kitchen/Diner & UTILITY... Secluded WRAP AROUND GARDEN... *** viewings to commence 14 June 2025 ***

INTERNAL

Entrance Hallway

Door and window to front aspect. Ceramic tiled flooring. Full height door to airing cupboard, shelved. Doors leading to:

Lounge

Dual aspect windows to front and side aspect. Feature fire place with wooden surround and fitted with gas fire. Carpet.

Kitchen/Diner

13'4" x 10'7"

Window and French doors to rear aspect. Wall and base units in cream with light oak effect work surface and tiled splash back and matching dresser style units with glass front doors and housing the under counter fridge and freezer. Integrated dishwasher, double oven, 4 ring gas hob, extractor hood, under plinth lighting, one and a half bowl sink and drainer, ceramic tiled flooring. Door leading to:

Utility Room

Door to side aspect. Matching cream wall and base units with light oak effect work surface and tiled splash back. Two spaces for washing machine and tumble dryer, wall mounted Ideal boiler (installed 2021, serviced 2025), wall mounted consumer unit. Continuation of ceramic tiled flooring.

Bedroom 1

16'6" x 10'7"

Window to rear aspect. Built-in 3 sliding door wardrobe fitted with shelf and rail. Carpet, door leading to:

Bedroom 1 En-suite

Window to side aspect. White suite comprising: fully tiled corner shower, panelled bath with hand held shower, push button wc, wash hand basin with 4 door vanity unit, wall mirror, ceramic tiled flooring.

Bedroom 2

11'6" x 11'4"

Window to front aspect. Carpet, door leading to:

Bedroom 2 En-suite

White suite comprising: fully tiled shower with bi-fold door, push button wc, wash hand basin with vanity unit. Half tiled walls, wall mirror, shaver point, ceramic tiled flooring.

Bedroom 3

10'7" x 10'0"

Window to rear aspect. Laminate flooring.

Bedroom 4

9'0" x 8'0"

Window to front. Carpet.

Bathroom

White suite comprising: fully tiled shower with glass screen, push button wc, wash hand basin. Half tiled walls, wall mirror, shaver point, ceramic tiled flooring.

EXTERNAL

Front Garden

External lights. Decorative stone border. Tarmac driveway with parking for 3 cars. Side gated access.

Rear Garden

Wrap around garden with fence perimeter, mainly laid to



lawn with some borders with established planting and shrubs, plus entertaining patio area. External light, tap, personal door to double garage, side gated access to driveway. Rear gated access with right of way access from Baldock Road*.

Double Garage and Driveway

18'6" x 18'0"

Detached brick built double garage with electric up and over door, fitted with light, power and personal door to rear garden. Tarmac driveway with parking for 3 cars with side gated access to rear garden.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band E

Traditional brick and block construction

Mains utilities

Loft access: partially boarded, ladder, light

Rear access right of way from Baldock Road*

Local Area

This property is situated on the outskirts of Stotfold,

providing excellent quick road access to the property but also benefiting from being within walking distance of the local amenities in the town, as well as the local nature reserve.

In Stotfold itself is a Co-op store, pharmacy, Days bakery, doctors surgery, dentist, opticians, library, working flour mill and a variety of coffee shops/pub/restaurants and much more.

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.

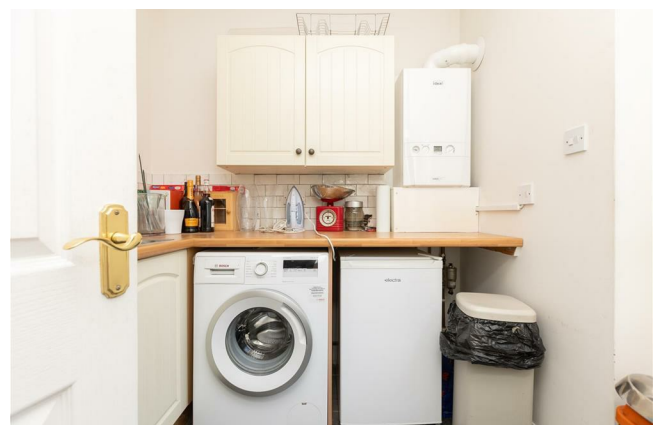
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

Agents Note

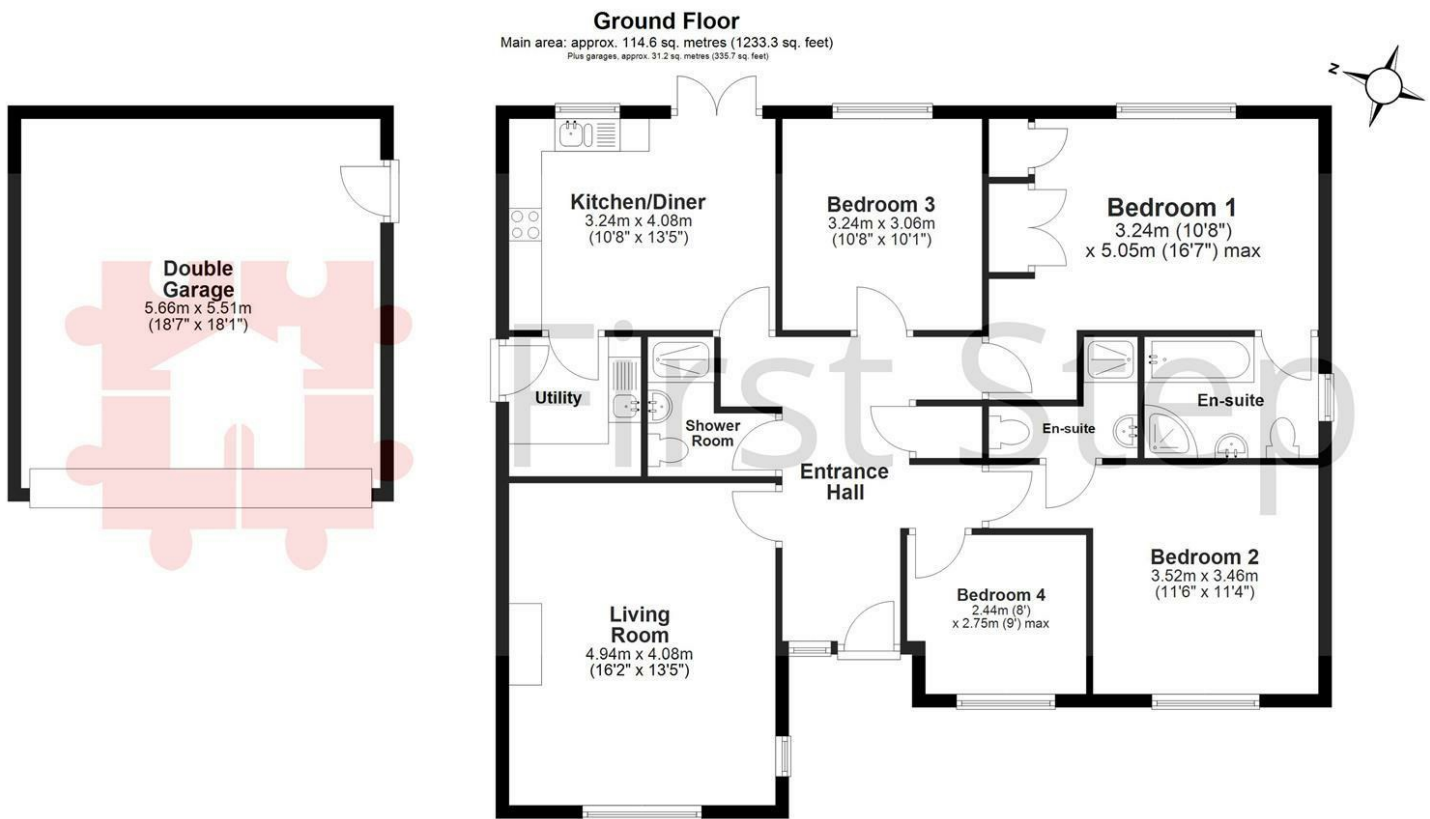
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested



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.





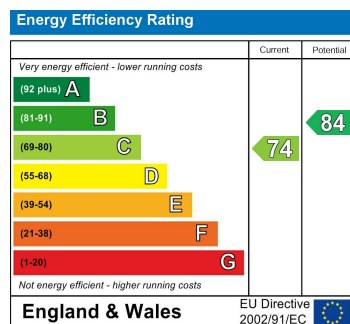


Main area: Approx. 114.6 sq. metres (1233.3 sq. feet)
Plus garages, approx. 31.2 sq. metres (335.7 sq. feet)

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