

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**206 Hitchin Road, Stotfold, Hitchin, Herts, SG5 4JE**

**Price Guide**

**£525,000**



First Step



4



1



2



D

# 4 Bedroom House - Semi-Detached located in Hitchin

4 DOUBLE bedrooms... ENTERTAINING Kitchen/Family Room... LARGE WEST facing GARDEN... MULTIPLE BESPOKE PURPOSE BUILT OUT BUILDINGS... 2 parking spaces... LOG BURNER...

## INTERNAL

### Ground floor

#### Entrance Hallway

Door to front aspect, cupboard housing consumer unit, ceramic tiled floor. Door leading to:

#### Sitting Room

12'8" x 12'4"

Window to front aspect fitted with wooden shutters, feature fire place with working open fire, stone hearth and wooden surround. Karndean flooring. Door leading to:

#### Family Room

13'10" x 10'4"

Feature log burner with exposed brick and solid wooden plinth. Full height cupboard housing boiler and tumble dryer. Continuation of Karndean flooring. Staircase to first floor and ground floor door to Utility Room & Cloakroom and opening leading to Kitchen/Breakfast Room.

#### Kitchen/Breakfast

16'1" x 11'4"

Window and french doors to rear aspect, 2 velux windows to side aspect. A range of grey Shaker style wall and base units with complementary corian work surface with tiled splash back. Space for freestanding dishwasher and American style fridge freezer. Belling 3 door range cooker with 7 ring gas hob and extractor with stainless steel splash back. Butler sink, under plinth lights, continuation of Karndean flooring.

#### Utility Room

Window to side aspect. Half panelled walls, full height door to shallow storage cupboard, space for washing machine

with shelf above, continuation of Karndean flooring. Door leading to:

#### Cloakroom

White suite comprising: push button WC, vanity wash hand basin. Half panelled walls, 2 door cupboard with shelves, continuation of Karndean flooring.

### First Floor

#### Landing

Window to side aspect, 3 door built-in storage cupboard fitted with shelves. Door leading to second floor and first floor doors leading to:

#### Bedroom 1

12'4" x 9'8"

Window to front aspect fitted with wooden shutters, feature fireplace, 2 door wardrobe fitted with shelf and rail, carpet.

#### Bedroom 3

11'4" x 9'4"

Juliet balcony to rear aspect, carpet.

#### Bedroom 4

10'4" x 9'8"

Window to rear aspect, 2 door built in wardrobe fitted with shelf and rail, carpet.

#### Bathroom

Window to front aspect fitted with wooden shutters. White suite comprising: freestanding double ended oval bath with hand held shower, fully tiled corner shower with curved glass door, push button WC, pedestal wash hand basin, half panelled and half tiled walls, heated towel rail, vinyl flooring.



## Second floor

### Bedroom 2

17'2" x 11'0"

Velux windows to rear aspect, eave storage and carpet.

## EXTERNAL

### Front

External light, side gated access, block paved driveway with parking for 2 cars.

### Rear Garden

West facing garden with fence perimeter. External light, tap, power, side gated access. Entertaining patio with 2 shallow steps to lawn and wooden sleeper planters. Paved pathway to Summer house with covered canopy - fully insulated with light, power, slate roof, stable door and window to side. Stoned area with raised planters, wooden work shop fitted with electric, power and work benches with door to further covered storage. Fully insulated secure dog kennel and pen. Water Butt. Rear gated access.

## Additional Property Information

Freehold

EPC: D

Council Tax: D

Mains utilities

Traditional brick and block construction

## Local Area

This property is situated close to the park in Stotfold and also benefits from being within walking distance of the local amenities in the town, as well as being excellently located for quick road access to the A507 and A1M

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 notes

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

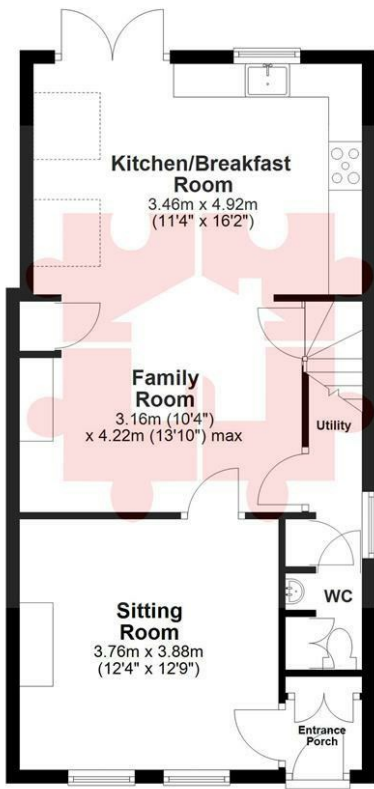
All measurements are approximate and therefore may be subject to a small margin of error.





### Ground Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



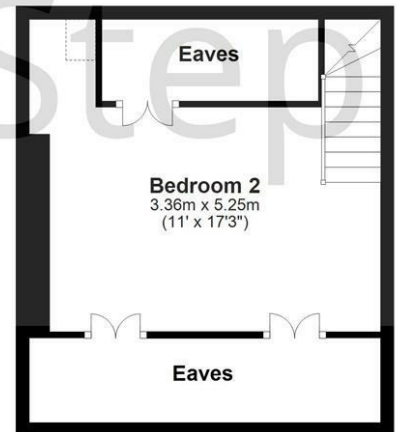
### First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



### Second Floor

Approx. 20.0 sq. metres (215.6 sq. feet)



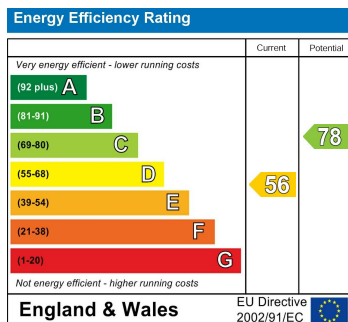
Total area: approx. 119.6 sq. metres (1287.5 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

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**