

FREEHOLD



Chalet Bungalow - Detached (EPC Rating: C)

1a Taylors Road, Stotfold, Hitchin, Herts, SG5 4AZ

Price Guide

£795,000



First Step



4 Bedroom Chalet Bungalow - Detached located in Hitchin

DETACHED chalet bungalow with 2383 SQ FT... 4 DOUBLE bedrooms... SWIM-UP SPA swimming pool/hot tub*... GYM & SAUNA... EN-SUITE, Shower Room & Bathroom... ENTERTAINING Kitchen/Diner... Lounge with MEDIA WALL & FEATURE FIREPLACE... Driveway parking for 3 cars...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Bespoke built low level shoe storage, access panel to electric meter. Full height door to storage cupboard housing consumer units and under floor heating control panel. Underfloor heating with porcelain tiled flooring with inset coir matting to entrance. Staircase with glass banister to first floor. Doors leading to:

Kitchen/Diner

20'9" x 20'7"

Dual aspect, window to side & French doors to rear aspect, both fitted with remote control black out blinds, plus large ceiling lantern window. White handleless wall and base units fitted with corner carousel, pull out storage racks, drawer pack with complementary marble effect quartz work surface and up stand, wood effect water proof wall panel. Integrated full height fridge, full height freezer, Miele dishwasher, Haier washing machine, Neff hide and slide double oven, heating drawer, induction hob & extractor plus Neff coffee machine. One and a half bowl sink with filter tap and water softener. Air Conditioning unit, inset recess space for 75" TV, Continuation of underfloor heating and porcelain tiled flooring.

Lounge

19'6" x 14'10"

Bi-fold doors to rear aspect. Bespoke built media wall fitted with shelves and storage cupboards, inset recess space for 75 inch TV. Media wall electric fireplace insert LED realistic flame effect fire with remote control. Air conditioning unit. Continuation of underfloor heating with oak herringbone flooring.

Shower room

White suite comprising: Fully tiled large walk-in shower with glass screen, concealed push button WC with various settings including automated flush and heated seat, two drawer vanity with wash hand basin with porcelain surface. Large wall mirror

with light & shaver point. Inset recess storage shelves.

Continuation of underfloor heating and porcelain tiled flooring.

Bedroom 4/ Media Room

11'10" x 6'9"

Window to front aspect fitted with wooden shutters, currently used as a cinema room. Continuation of underfloor heating, carpet.

Bedroom 3

14'10" x 9'6"

Window to front aspect fitted with wooden shutters. 2 door built-in wardrobe fitted with shelf and rail & corner display shelves. Continuation of underfloor heating, carpet.

First Floor

Landing

Large walk-in airing cupboard housing water tank. Loft hatch fitted with light and power, Carpet. Doors leading to:

Bedroom 1

Dual aspect windows to front fitted with wooden shutters and velux to side and rear. Paneled wall with concealed storage cupboards, 8 door built-in wardrobe fitted with shelves and rails. Inset recess space for 55" TV & recess storage shelves. Air conditioning unit, carpet. Doors leading to en-suite bathroom and study/home office:

En-Suite Bathroom

Window to rear aspect. White suite comprising: Fully tiled large doubled ended whirlpool jacuzzi bath with over head and hand held shower plus wall mounted tv, concealed push button WC, vanity wash hand basin. Wood effect water proof wall panel with flush inset mirrored cabinet fitted with light & shaver points. Heated towel rail, porcelain tiled flooring.

Study

9'2" x 7'8"

Window to front aspect fitted with wooden shutters. 2 bespoke built-in work stations fitted with drawer and shelf storage. Laminate flooring.



Bedroom 2

14'0" x 11'10"

Dual aspect window to front fitted with wooden shutters and velux to front aspect. 6 door built-in wardrobe fitted with shelf and rails plus 4 drawers and work station/dressing table fitted with drawer plus further matching 2 door low level storage cupboards. Air conditioning unit, carpet.

Bathroom

Window to rear aspect. White suite comprising: Half tiled, freestanding slipper bath with hand held shower, concealed push button WC with storage ledge above, vanity wash hand basin. Lighted wall mirror with shaver point and magnifying mirror, heated towel rail. Ceramic tiled flooring.

EXTERNAL

Front Garden

Low level wall and railings to perimeter with block paved driveway. Garden area laid to astro turf with established shrubs. Separate side gated access.

Rear Garden & Swim-up Spa*

Fence perimeter. External light, power, side gated access. Entertaining patio, astro turf, raised composite decking with Swim-up Spa swimming pool/jacuzzi hot tub* (by separate negotiation). Access to gym and separate sauna room.

Single Garage & Driveway

15'8" x 10'10"

Single garage with electric up and over door, fitted with light and power, storage shelves. Door leading into Sauna room. EV charger. Parking for 3 cars.

Sauna Room / Utility Room

10'10" x 8'3"

Window and door to rear aspect. Fitted with traditional 4 person wooden steam sauna. Composite work surface and up stand, space for 4 appliances, boiler in concealed unit, wooden storage shelves, porcelain tiled flooring.

Gym/Office

22'2" x 8'11"

French doors to rear aspect, velux window to rear aspect. Currently used as a gym - exposed brick wall, luxury vinyl flooring.

Additional Property Information

Freehold

EPC: Rating C

Council Tax: Band F

*Swim-up Spa/Jacuzzi Hot tub - by separate negotiation

Mains utilities

Traditional brick and block construction



Local Area

The property is situated close to all local amenities. In Stotfold itself is a Co-op store, Pharmacy, Days Balery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

The property is situated within walking distance of 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.

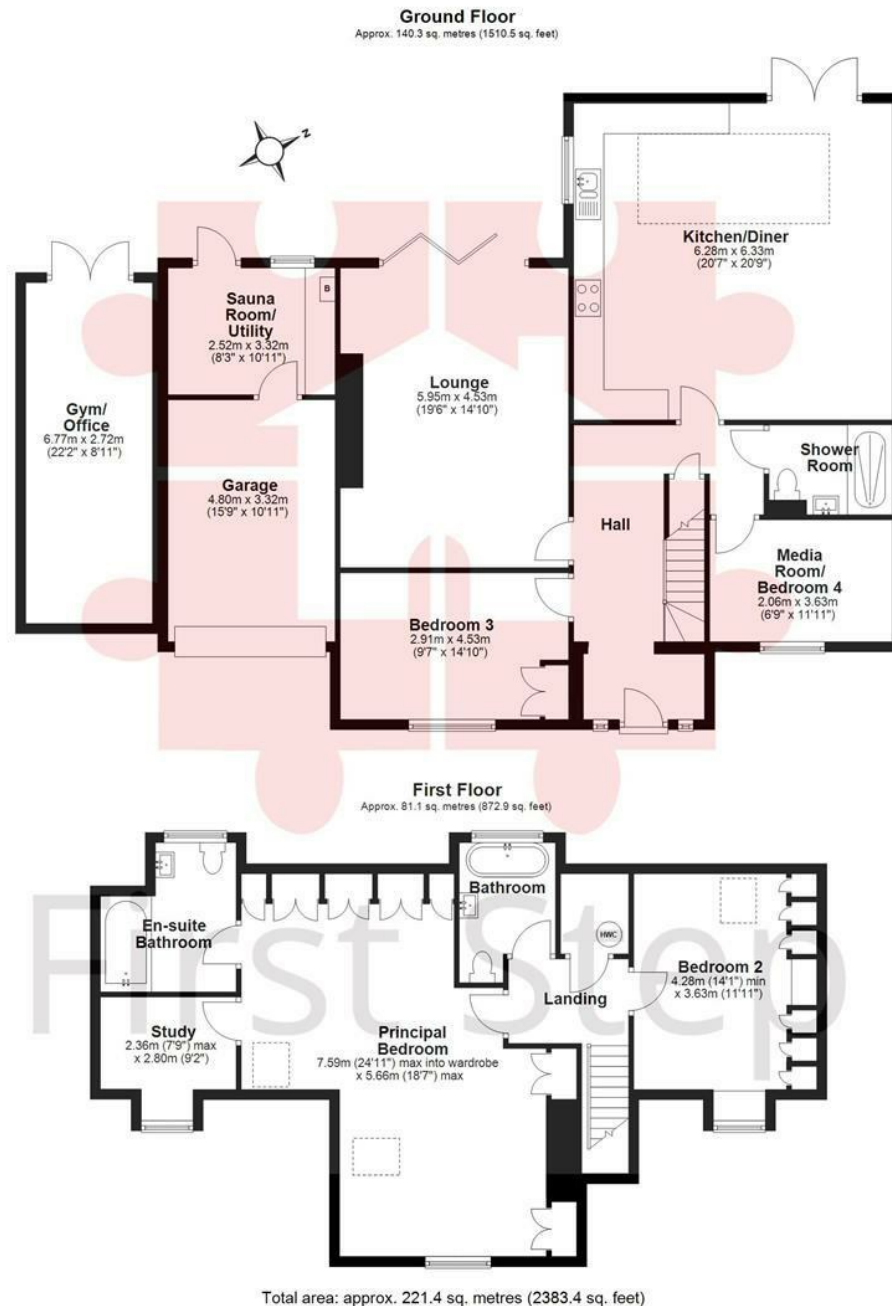
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, 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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



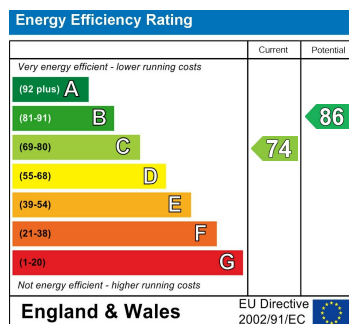




Council Tax Band

F

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