

FREEHOLD



Chalet Bungalow - Detached (EPC Rating: C)

**12 NETHERSTONES, STOTFOLD, HITCHIN,
HERTS, SG5 4BS**

Price Guide

£599,995



First Step



4



2



2



C

4 Bedroom Chalet Bungalow - Detached located in Hitchin

CHAIN FREE... 1854 sq ft DETACHED Chalet Bungalow... 4 DOUBLE bedrooms... EN-SUITE & Bathroom... Kitchen/Breakfast Room... Spacious lounge with FEATURE FIRE... Separate CONSERVATORY... Secluded GARDEN...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Door to under stairs storage cupboard housing the water tank. Staircase leading to first floor. Carpet. Doors leading to:

Lounge/Diner

20'1" x 19'5"

Window to rear aspect. Inglenook fireplace fitted with gas log burner fire with brick surround and stone hearth. Carpet. Sliding patio doors leading to conservatory.

Conservatory

11'8" x 11'4"

Fully glazed conservatory fitted with sliding patio doors to decking area to side aspect. Vinyl flooring,

Kitchen/Breakfast Room

16'4" x 8'7"

Window to side aspect. Grey shaker style kitchen fitted with a range of wall and base units incorporating pan drawer set and 2 corner pull out carousel units with complementary work surface. Breakfast bar seating for 4. Inset sink with drainer, integrated wine cooler, fridge freezer, double oven with 5 ring gas hob and extractor hood. Laminate flooring.

Bedroom 1

16'4" x 11'6"

Window to rear aspect. Built-in 6 door wardrobe fitted with shelf and rail. Carpet.

Bedroom 2

16'4" x 11'7"

Window to front aspect. Carpet.

Bathroom

Window to side aspect. White suite comprising: Fully tiled panelled bath with hand held shower, vanity wash hand basin, concealed push button wc, fully tiled shower cubicle fitted with glass screen. Heated towel rail, ceramic tiled flooring.

First Floor

Landing

Velux window to front aspect. Carpet. Doors leading to:

Bedroom 3

12'9" x 11'9"

Two velux windows to front aspect. Eave storage. Carpet

Bedroom 4

12'8" x 11'9"

Dual aspect velux windows to both front and rear aspect. Eave storage. Carpet.

Shower Room

Window to rear aspect. White suite comprising: fully tiled shower cubicle fitted with glass door, concealed push button wc, pedestal wash hand basin. Heated towel rail, shaver point, ceramic tiled flooring.

EXTERNAL

Front Garden

Raised feature sleeper planted with established shrubs, stoned area planted with established tree. Block paved driveway with bin storage area to side of garage. External power, external light.

Rear Garden

Fence perimeter. Raised decking area with steps down to patio seating area leading to lawn with established shrub borders and perimeter fencing, Further lawn area to side aspect with pathway leading to gated access to front aspect. Glass summer house, wooden garden shed. External light. Side gated access.

Utility Room - Garage & Driveway

Utility area fitted with floor and base units incorporating sink and drainer. Space and plumbing for washer/dryer, space for fridge freezer. Wall mounted boiler. Personal door into hallway. Single garage with up and over electric roller door, fitted with power and light. Block paved driveway with parking for 2 cars.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council tax: Band E



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.

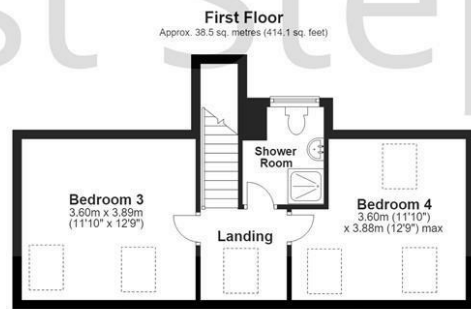
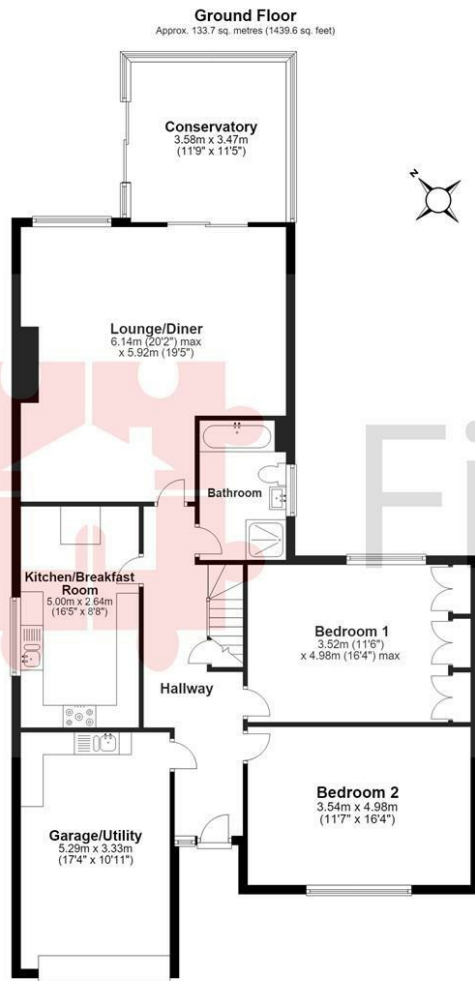
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey is approximately 38mins.

Agents Note

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





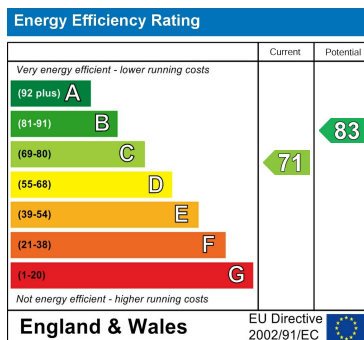
Total area: approx. 172.2 sq. metres (1853.8 sq. feet)

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

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