





House - Detached (EPC Rating: D)

14 HERON WAY, STOTFOLD, HITCHIN, HERTS, SG5 4QB

Price Guide

£495,000

First Step

4 2 2 D

4 Bedroom House - Detached located in Hitchin

DETACHED family home... Entertaining Kitchen/Breakfast Room... CONSERVATORY... Craft Room/Utility Room... DRIVEWAY PARKING... Sought after peaceful location... Enclosed sunny garden...

INTERNAL

GROUND FLOOR

Entrance Hallway
Door to front aspect. Carpet with inset coir matting to entrance. Decorative radiator cover. Staircase to first floor. Archway to Kitchen/Breakfast Room & doors leading to:

Kitchen/Breakfast Room
15'5" x 10'4"
Window to front aspect and door to side aspect. A range of "Mushroom" coloured base and wall mounted units with complementary square edged worksurface and matching upstand. incorporating integrated full height fridge, full height freezer, dishwasher, AEG double oven including microwave, ceramic hob & extractor hood. Breakfast bar with seating for 2, integrated bin storage, 2 corner carousel systems, high level wall mounted heater. Karndean flooring.

Lounge
13'9" x 12'1"
Window to rear aspect. Carpet, archway leading to Dining Room.

Dining Room
8'7" x 8'5"
Carpet. French door leading to conservatory.

Conservatory
10'1" x 8'9"
Brick based glazed conservatory with French doors to side aspect. Wall mounted heater, vinyl flooring.

Craft Room/Utility Room
15'9" x 7'5"
Window to front aspect. Fitted with a white base unit, work surface and single sink. Space and plumbing for washing machine/dryer. Full height door to storage cupboard housing the wall mounted boiler. A range of fitted open storage shelves and shoe racks.

Cloakroom
Window to side aspect and internal high level window into Craft Room/Utility Room. White suite comprising: concealed push button wc, wash hand basin with vanity unit. Half wall wood panelling, wall mounted consumer unit. Karndean flooring.

FIRST FLOOR

Landing
Window to side aspect. Carpet. Loft access: boarded, light, ladder. Full height door to airing cupboard housing the water tank, shelved. Doors leading to:

Bedroom 1
13'4" x 11'8"
Window to rear aspect. 2 door built-in wardrobe fitted with shelf and rail, plus 2 sliding-door wardrobe fitted with shelf, rails and storage baskets. Carpet. Door leading to:

En-suite
Window to side aspect. White suite comprising: push button wc, wash hand basin with vanity unit, single fully panelled shower cubicle with bi-fold doors. Chrome heated towel rail, wall mirror with light and shaver point, fully tiled walls and ceramic tiled flooring.

Bedroom 2
11'8" x 8'9"
Window to rear aspect. 2 door built-in wardrobe fitted with shelf and rail. Carpet.

Bedroom 3
9'8" x 7'2"
Window to front aspect. Carpet.

Bedroom 4
7'6" x 6'8"
Window to front aspect. Carpet.

Bathroom
Window to front aspect. White suite comprising: fully tiled panelled bath with hand held and wall mounted shower attachments, bi-fold door, flush wc, pedestal wash hand basin. Wall mounted mirror and light above, vinyl flooring.

EXTERNAL

Front Garden & Driveway
Mainly laid to lawn with small garden and paved pathway to side gated access. Shutters to front of house plus wooden storm porch. External light. Driveway parking for 2 cars.

Rear Garden
Fence perimeter. Entertaining patio with shallow step to raised patio and lawned garden. Raised brick planters with established shrubs. Wooden garden shed. External light and tap. Side door with storm cover.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating D
Council Tax: Band E

Mains utilities
Traditional brick and block construction

Local Area
Stotfold is a popular Bedfordshire-Hertfordshire border town that seamlessly blends a relaxed, community-spirited countryside lifestyle whilst benefiting from a strong market value.

Positioned right on the Hertfordshire border, it’s ideal for growing families, first-time buyers and professionals seeking the perfect balance between urban accessibility and rural charm offering weekend family cycles, morning runs, or long dog walks, giving a sense of space and a healthy, outdoor lifestyle.

The high street boasts a welcoming mix of traditional pubs and independent shops including a local cafe, supermarkets, pharmacy, dentist, opticians, hair salons/barbers and butchers. For a broader shopping and dining experience, the vibrant market towns of Hitchin and Letchworth Garden City are just minutes away.

A primary draw for families is the excellent selection of exceptional schools, including highly regarded primary options as well as state-of-the-art secondary academies celebrated for their 'Outstanding' leadership and student behaviour.



It particularly appeals to commuters with rapid access to the A1(M), excellent local rail links at nearby Arlesey, Hitchin & Letchworth providing direct, fast train services into London King's Cross and St Pancras International stations in under 40 mins.

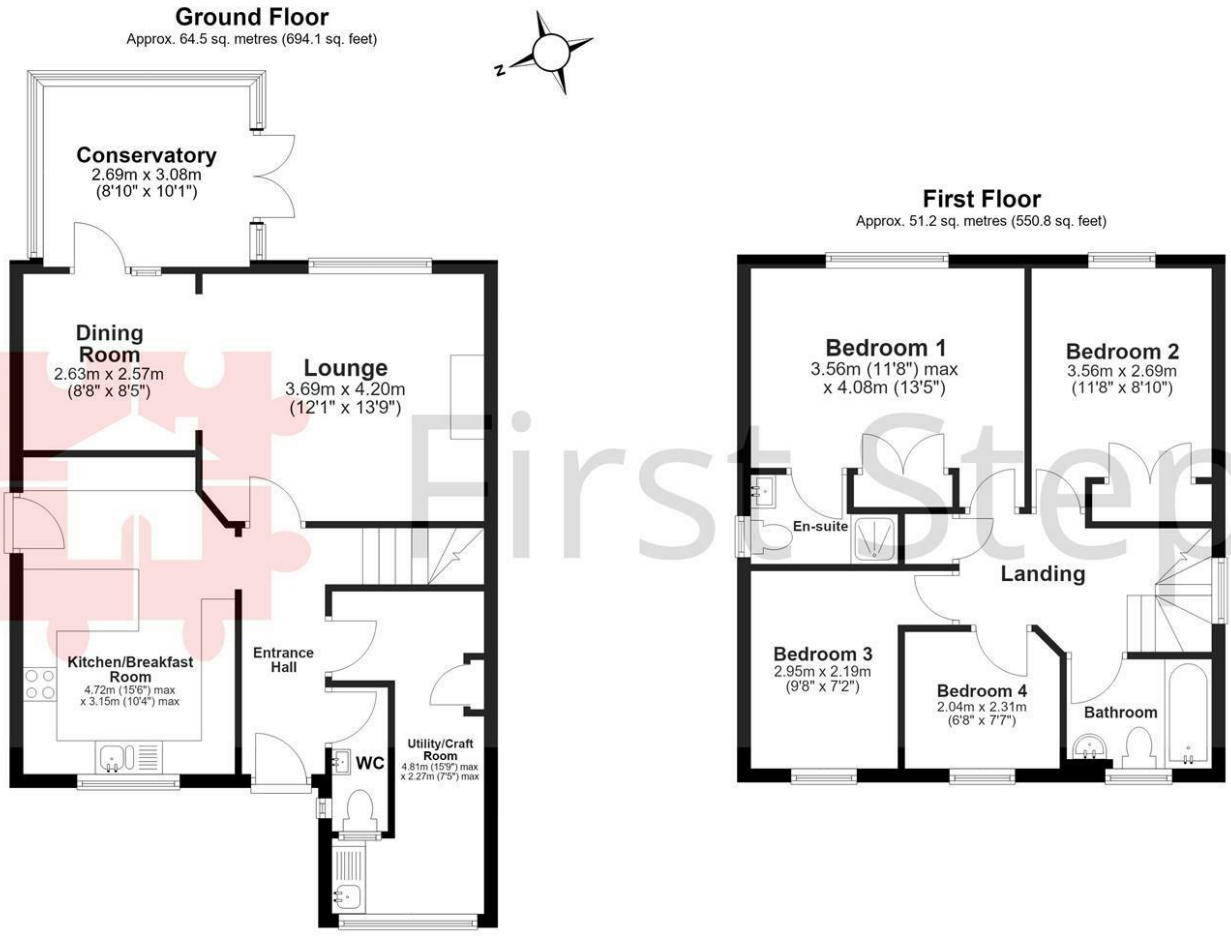
Agents Note

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.







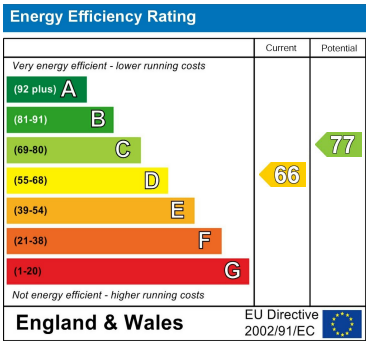
Total area: approx. 115.7 sq. metres (1244.9 sq. feet)

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