

FREEHOLD



House - Semi-Detached (EPC Rating: E)

80 Norton Road, Stotfold, Hitchin, Herts, SG5 4PG

Price Guide

£825,000



First Step



5 Bedroom House - Semi-Detached located in Hitchin

1880 sq mts of family living with 1/3rd ACRE of land... 5 BEDROOMS... 3 BATHROOMS... Driveway PARKING for 5/6 vehicles... MULTIPLE BESPOKE BUILT OUTBUILDINGS... LARGE ENTERTAINING FAMILY living space... SOUTH FACING ASPECT...

INTERNAL

GROUND FLOOR

Entrance Hallway

Circular window and door access from front aspect. Laminate flooring. Staircase to first floor. Doors leading to:

Lounge

11'11" x 10'10"

Window to front aspect. Carpet. Chimney recess with electric Dimplex stove, tiled hearth and wooden mantel.

Kitchen/Breakfast Room

20'9" x 12'4"

Window to side aspect. Range of wall and base units in cream with wood effect work surface and upstand. Integrated dish washer, double oven with 5 ring gas hob with wooden mantel. Spaces for upright American style fridge/freezer, wine rack, washing machine. One and a half bowl sink, under plinth lighting, vinyl flooring. Doors leading to downstairs bathroom and pantry/larder cupboard. Open plan leading to:

Dining Area / TV Room

10'2" x 10'1"

Velux windows. Continuation of laminate flooring. Open plan leading to:

Family Room

18'0" x 13'7"

Ceiling lantern window, French doors and full height windows to rear aspect. Continuation of laminate flooring. Doors leading to;

Utility Room

9'11" x 8'1"

Window and door to front aspect. Cream full height larder style storage unit. Continuation of laminate flooring. Loft access hatch.

Bedroom 4

11'9" x 11'1"

Dual aspect windows to side and rear aspect. Built-in 6 door wardrobe fitted with shelf and rail, plus open storage shelves. Continuation of laminate flooring

Bedroom 5

8'1" x 7'10"

Velux window. Continuation of laminate flooring.

Bathroom

Window to side aspect. White suite comprising: Wood panelled, fully tiled bath with wall mounted shower & glass screen, concealed push button wc, pedestal wash hand basin. Chrome heated towel rail and continuation of laminate flooring.

Pantry/Larder Cupboard

Full height door to larder storage cupboard, fitted with shelves and light.

FIRST FLOOR

Landing

Window to front aspect. Loft access hatch. Carpet. Doors leading to:

Bedroom 1

12'8" x 11'0"

Window to rear aspect. Carpet. Full height door to airing cupboard housing the water tank, light. Door leading to:

En-suite

Window to rear aspect. White suite comprising: Large fully tiled shower cubicle with glass door, push button wc, wash hand basin with vanity unit. Chrome heated towel rail, loft hatch access. Door leading to walk-in wardrobe.

Walk-in Wardrobe

Walk-in wardrobe fitted with shelf, rails and light.

Bedroom 2

11'10" x 10'10"

Window to front aspect. Carpet.



Bedroom 3

11'6" x 9'7"

Window to side aspect. Carpet.

Shower Room

Window to side aspect. White suite comprising: Single fully tiled shower cubicle with glass door, push button wc, wash hand basin with vanity unit. Chrome heated towel rail and laminate flooring.

EXTERNAL

Front garden/driveway

Fence and hedge to perimeters, shingle parking for 5-6 cars. External light and tap. Door access at rear of driveway to Utility Room.

REAR GARDEN - SPLIT INTO 3 SECTIONS

Section 1 - Rear Patio & Lawn

Fence and hedge perimeter. Entertaining L-shaped patio with low level brick wall and shallow step and paved pathway leading to lawn. External tap and multiple power points and lights. Opening leading to:

Section 2 - Entertaining Area with outbuildings

Continuation of fence and hedge perimeter. Stoned area housing a wooden garden shed and a detached large bespoke purpose built wooden annex, used as a work shop. Established shrubs and apple tree. Rustic bar "Engine Mans Arms" and professional pizza oven (both by separate negotiation).

Section 2 - Detached Wooden Annex

31'3" x 29'1"

Detached bespoke purpose built wooden annex. Double door and single door entrance. Fitted with power, lighting, partitioned into two, currently used as work shop. Side covered storage area with door access.

Section 3 - L-shape End of Garden

Fence perimeters and lawn area leading to high lockable double gates at the end. This area houses the detached garage, a detached bespoke purpose built wooden double garage with double doors, storage capacity for numerous vehicles.

Section 3 - Detached Double Garage

19'5" x 14'6"

Detached bespoke purpose built double garage, double door entrance fitted with light and power.

Section 3 - Detached Single Width Garage

22'1" x 10'2"

Garage with up and over door and personal door for side access.

ADDITIONAL MATERIAL INFORMATION

Freehold

EPC: Rating E

Council Tax: Band D

Mains utilities

Traditional brick and block construction

Separate independent rear access via double gates



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

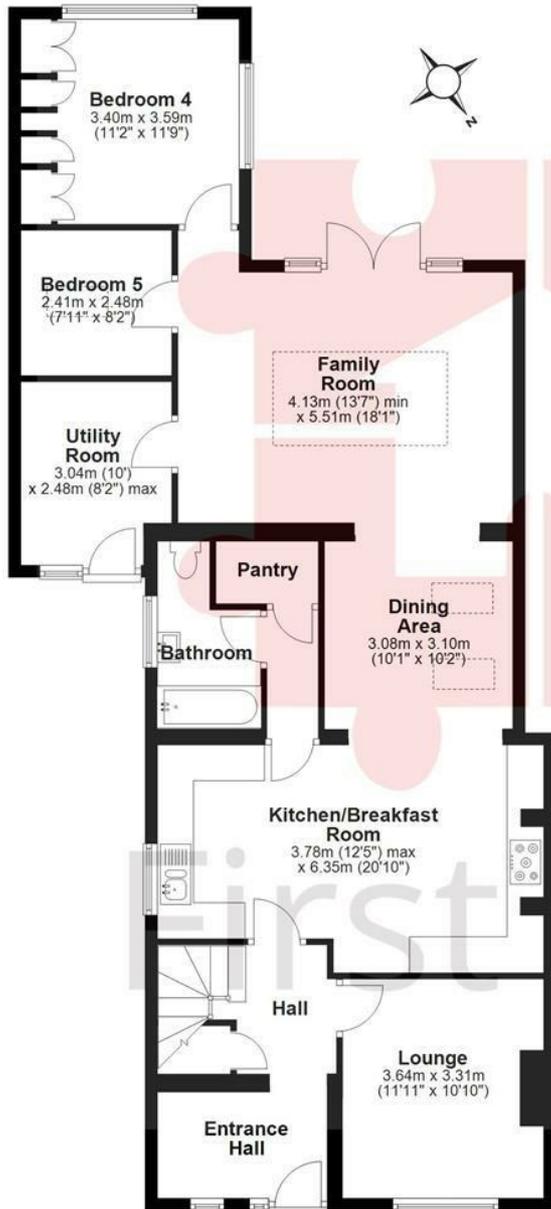
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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





Ground Floor
Approx. 119.6 sq. metres (1287.2 sq. feet)



First Floor
Approx. 55.1 sq. metres (593.2 sq. feet)

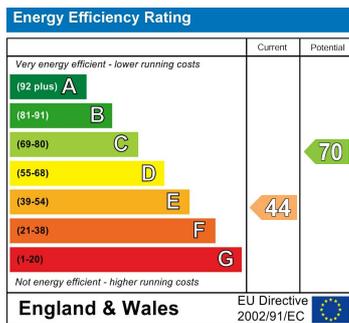


Total area: approx. 174.7 sq. metres (1880.4 sq. feet)

Council Tax Band

D

Energy Performance Graph



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First Step