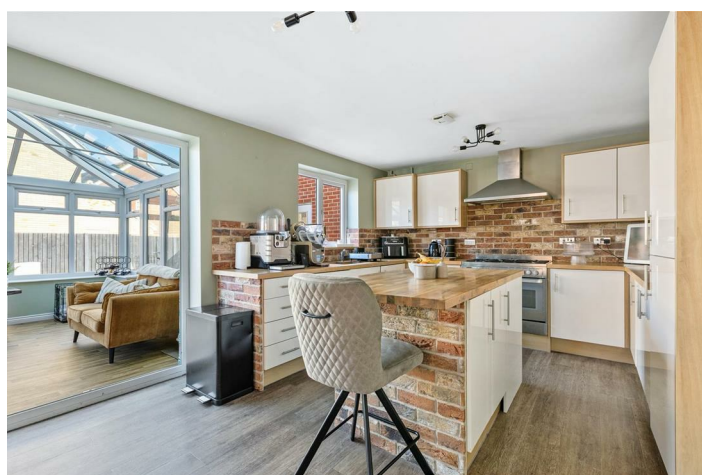


FREEHOLD



House - Detached (EPC Rating: C)

4 Daisy Lane, Stotfold, Hitchin, Herts, SG5 4HJ

Price Guide

£725,000



First Step



6 Bedroom House - Detached located in Hitchin

6 DOUBLE bedrooms... Over 2,500 sq ft... 2 EN-SUITES... DOUBLE GARAGE plus DRIVEWAY PARKING... Study... ENTERTAINING Kitchen/Diner... WOODEN SHUTTERS... Conservatory... DETACHED family home with good sized GARDEN...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Luxury vinyl flooring. Staircase to 1st floor. Doors leading to:

Kitchen/Breakfast Room

16'7" x 11'8"

Dual aspect window to side aspect and French doors to rear conservatory. A range of white wall and base units with complementary work surface and brick splash back, 2 door glass fronted display cabinets, matching free standing island fitted with 5 cupboards, 3 drawers and bar stool seating. Integrated fridge freezer, dishwasher, washing machine, double oven with 5 ring gas hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl inset sink. Under stairs storage cupboard. Luxury vinyl flooring. Opening to:

Dining Room

11'9" x 8'10"

Dual aspect window to side aspect and french doors to rear conservatory. Continuation of luxury vinyl flooring. Opening to:

Conservatory

17'8" x 12'0"

Triple aspect windows to rear and both sides, plus French doors to rear and door to side, both leading to garden. Luxury vinyl flooring.

Living Room

16'6" x 11'9"

Dual aspect bay windows to front and side aspect fitted with wooden shutters. Bespoke built media wall with 8 inset shelves and electric fire place. Continuation of luxury vinyl flooring.

Study

10'4" x 9'9"

Dual aspect bay window to front and window to side aspect fitted with wooden shutters. Carpet.

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin with tiled splash back. Wall mounted consumer unit. Continuation of luxury vinyl flooring.

First Floor

Landing

Window to front aspect fitted with wooden shutters. Full height cupboard housing the water tank fitted with shelves. Staircase to 2nd floor. Carpet. Doors leading to:

Bedroom 1

13'5" x 12'2"

Window to front aspect fitted with wooden shutters. Mirrored 4 sliding door wardrobe fitted with shelves and rails. Carpet. Door leading to:

En-Suite 1

White suite comprising: push button wc, pedestal wash hand basin, large fully tiled shower with glass door. Heated towel rail. Ceramic tiled flooring.

Bedroom 4

12'5" x 10'0"

Window to front aspect fitted with wooden shutters. Carpet.

Bedroom 5

12'11" x 10'0"

Window to rear aspect fitted with wooden shutters. Carpet.

Bedroom 6

12'0" x 11'9"

Window to rear aspect. Carpet.

Bathroom

Window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Half tiled walls. Ceramic tiled flooring.

Second Floor



Landing 2

Velux to rear aspect. Carpet. Doors leading to:

Bedroom 2

15'5" x 12'6"

Window to front aspect fitted with wooden shutters. Loft hatch. Carpet. Door leading to:

En-Suite 2

Velux to rear aspect. White suite comprising: push button wc, pedestal wash hand basin with tiled splash back, fully tiled single shower with glass screen. Ceramic tiled flooring.

Bedroom 3

15'5" x 12'2"

Dual aspect velux to rear aspect, window to front aspect fitted with wooden shutters. Carpet.

EXTERNAL

Front Garden

Decorative stones to front and side. Paved pathway to front door. External light.

Rear Garden

Wall and fence perimeter. External light and tap. Entertaining patio and lawn. Garden shed. Personnel door to garage.

Double Garage/Driveway

18'10" x 18'2"

Double garage with two dormer windows to front aspect, fitted with light, power, eave storage and up and over door. 2 parking spaces in front of garage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band F

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.

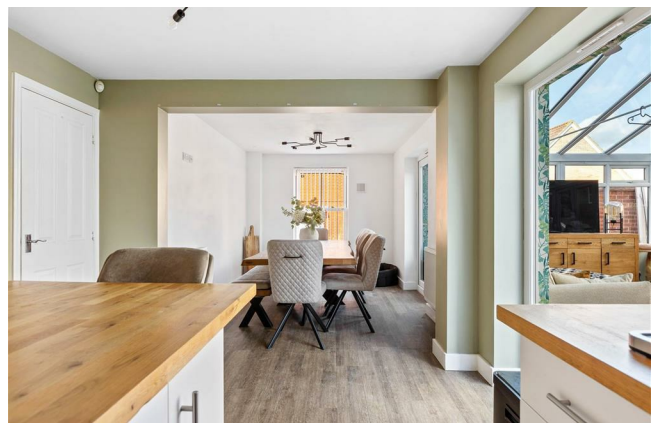
A primary draw for families is the excellent selection of exceptional schools, including highly regarded primary options as well as state-of-the-art secondary academies celebrated for their 'Outstanding' leadership and student behaviour.

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 apartments, 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.

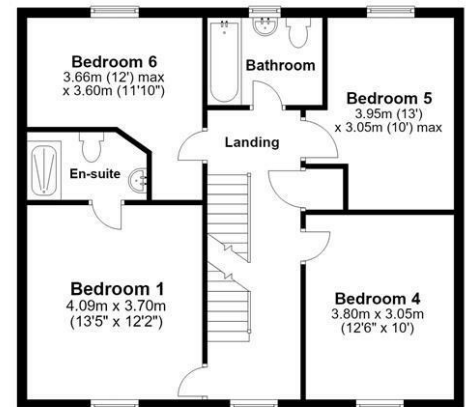
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





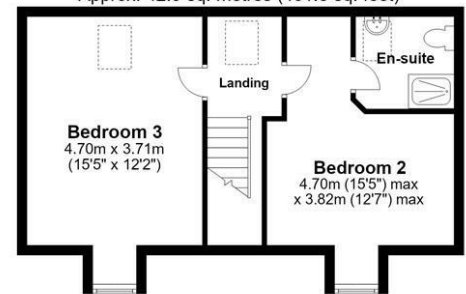
First Floor

Approx. 69.2 sq. metres (745.2 sq. feet)



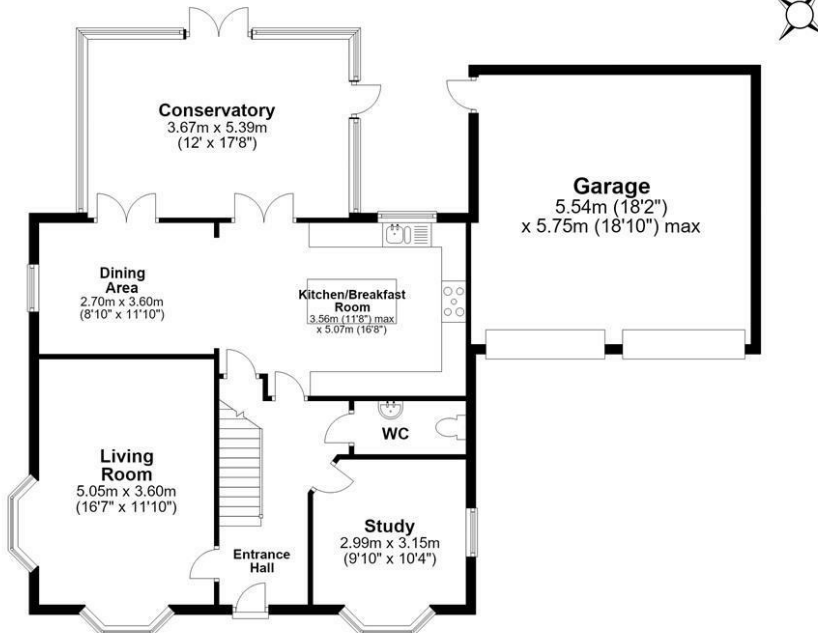
Second Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Ground Floor

Approx. 121.4 sq. metres (1306.8 sq. feet)



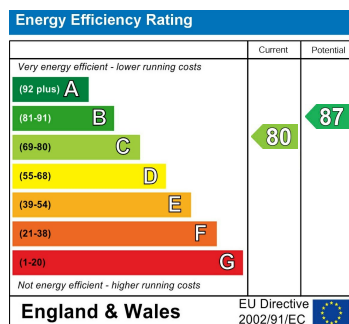
Total area: approx. 233.5 sq. metres (2513.8 sq. feet)

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

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