House - Link Detached (EPC Rating: D)

15 MURRELL LANE, STOTFOLD, HITCHIN, HERTS, SG5 4PP

Price Guide

£425,000

First Step

3 2 1 D

3 Bedroom House - Link Detached located in Hitchin

CHAIN FREE... Link DETACHED 3 bedroom home... EN-SUITE... Secluded low maintenance GARDEN... GARAGE & DRIVEWAY PARKING for 2 cars... PEACEFUL location... Lounge with FEATURE FIREPLACE...

INTERNAL

Ground Floor

Entrance porch
Door to front aspect. Window to side aspect. laminate flooring. Doors leading to:

Cloakroom
Window to front aspect. Light green suite comprising: Flush wc, pedestal wash hand basin. Vinyl flooring.

Entrance Hallway
Window to side aspect. Under stairs cupboard. Staircase to 1st floor. Continuation of laminate flooring . Doors leading to:

Kitchen
9'9" x 8'2"
Window to front aspect and door to side aspect. A range of white wall and base units incorporating pan drawer with complementary work surface and tiled splash back. Integrated single oven and grill, 4 ring gas hob and extractor hood. Wall mounted boiler. Freestanding washing machine and upright fridge, single bowl sink and drainer. Vinyl flooring.

Lounge/Diner
17'8" x 14'7"
Dual aspect window to side and rear aspect, French doors to rear aspect. Feature wooden surround and granite backing and hearth fitted with electric fire. Continuation of laminate flooring.

First Floor

Landing
Window to side aspect. Over stairs cupboard fitted with shelf. Loft access. Carpet. Doors leading to:

Bedroom 1
11'2" x 10'2"
Two windows to rear aspect. Three door mirrored fitted wardrobe fitted with shelf and rail, two matching bedside tables fitted with drawers plus set of drawers. Carpet. Door leading to:

En-Suite
Window to rear aspect. Light green suite comprising: fully tiled single shower, flush wc, pedestal wash hand basin. Shaver point, wall mounted mirror, vinyl flooring.

Bedroom 2
11'1" x 8'2"
Window to front aspect. Four door mirrored fitted wardrobe fitted with shelf and rail, vanity unit with nine drawers. Carpet.

Bedroom 3
8'2" x 6'3"
Window to side aspect. Carpet.

Bathroom
Window to front aspect. Champagne colour suite comprising: half tiled panelled bath, flush wc, pedestal wash hand basin. Shaver point, vinyl flooring.

EXTERNAL

Front Garden
Garden with lawn, established shrubs and plants. Paved pathway and steps up to front door. External light. Side gated access.

Rear Garden
Fence perimeter. Low maintenance entertaining patio garden with raised flower bed and border with established plants, shrubs and trees. Personnel door to garage. External light, side gated access.

Garage/Driveway
19'1" x 9'1"
Single garage with up and over door, fitted with light, power and eave storage, window and personnel door to rear aspect, Driveway parking in front of garage for two cars.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating D
Council tax: Band D

Mains utilities
Traditional brick and block construction

Local Area

This property is peacefully situated on the outskirts of Stotfold with beautiful country walks on the doorstep, but still only minutes from the town centre.

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.

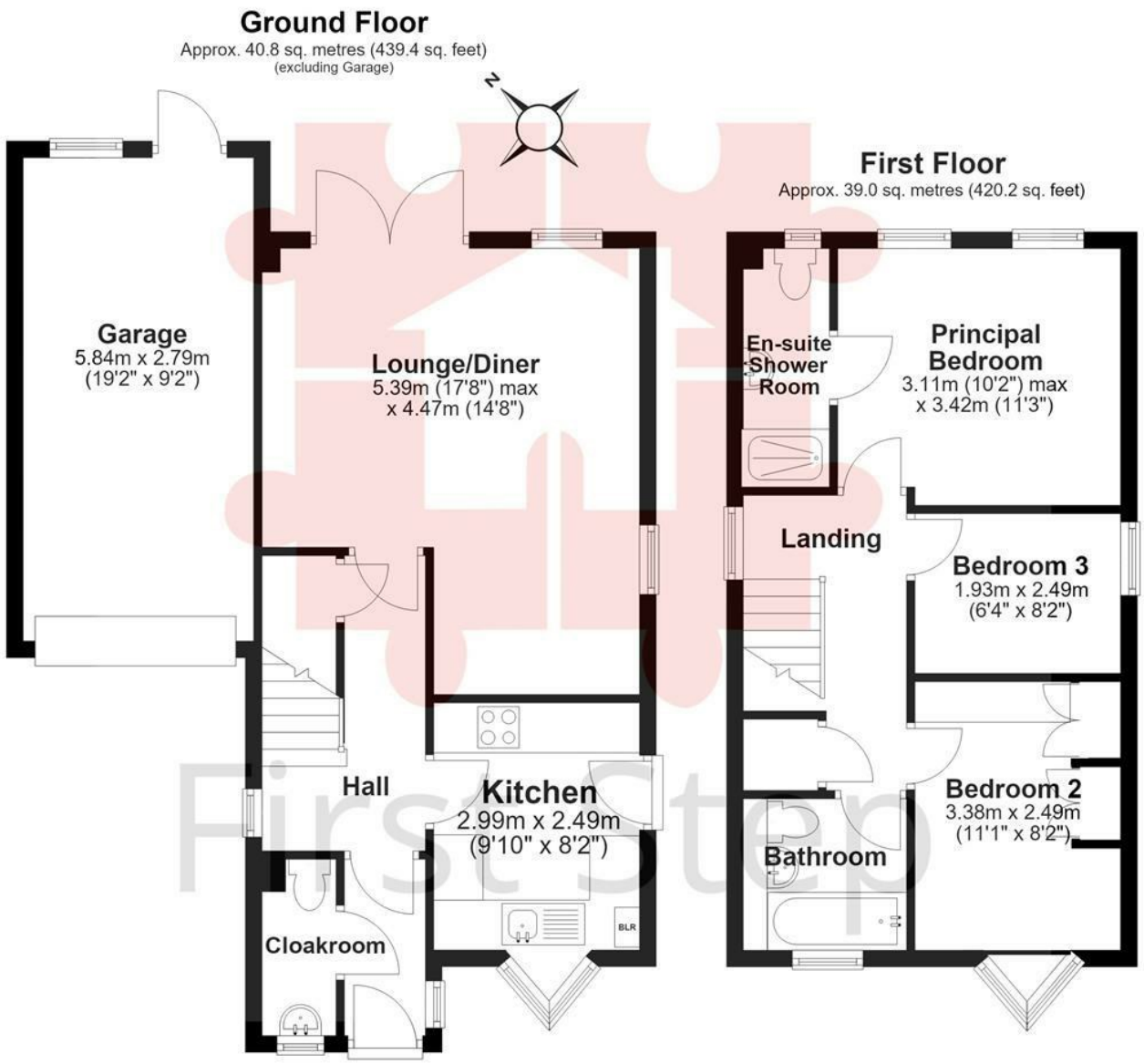
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

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.

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.

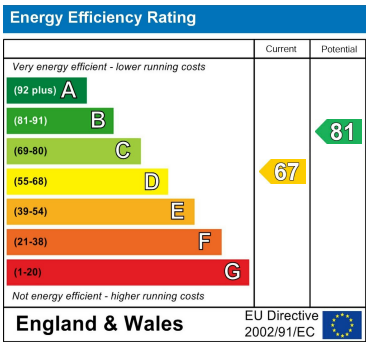


Total area: approx. 79.9 sq. metres (859.6 sq. feet)

Council Tax Band

D

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