

FREEHOLD



House - Detached (EPC Rating: C)

# 97 THE GREEN, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4DG

Offers Over

**£600,000**



First Step



# 4 Bedroom House - Detached located in Hitchin

CHAIN FREE... 3/4 bed DETACHED Home... STUDY... Entertaining KITCHEN/DINING/FAMILY room... 2 EN-SUITES... SOUTH facing garden... SEPARATE LOUNGE... Parking for 4 cars... EV Charger... PEACEFULLY TUCKED AWAY....

## INTERNAL

### Ground Floor

#### Entrance Hallway

A welcoming entrance hall with a bespoke oak and glass staircase leading to the first floor. Under stairs storage cupboard. Contemporary vertical radiator. Fitted storage cupboard. Engineered oak flooring. Doors leading to:

#### Cloakroom

White suite comprising: low level wc, vanity unit with inset wash hand basin and tiled splashback, ceramic tiled flooring.

#### Study

8'5" x 5'10"

Double glazed window to front aspect. Fitted with a range of 'Sharps' office furniture. Carpet.

#### Living Room

17'8" x 11'10"

Double glazed sliding patio doors leading to rear garden. Carpet.

#### Kitchen/Dining/Family Room

28'6" x 18'0"

Dual aspect window to front aspect and patio doors fitted with electric blinds to rear aspect. A comprehensive range of wall and base grey high gloss soft close units with complementary quartz worktops and up-stand incorporating a breakfast bar. Inset stainless steel one and a half bowl sink unit. Built-in five ring gas hob with Franke extractor hood over, built-in eye level electric oven and microwave, integrated washer/dryer, dishwasher and wine fridge and American style fridge/freezer. Double glazed Continuation of engineered oak flooring.

### First Floor

#### Landing

Double glazed velux window to front aspect. Bespoke oak and glass galleried landing. Access to a boarded loft space via a retractable ladder. Carpet. Doors leading to:

#### Bedroom 1

14'4" x 9'6"

Double glazed velux to rear aspect. 5 door white high gloss fitted wardrobe fitted with shelf and rail. Carpet. Door leading to en-suite and opening to Bedroom 3.

#### En-Suite

White suite comprising: Fully tiled shower cubicle with rainfall shower, low level wc, vanity unit with inset wash hand basin and tiled splashback. Heated towel rail, ceramic tiled flooring.

#### Bedroom 3

11'10" x 8'11"

Double glazed velux window to side aspect. Cupboard housing gas boiler and hot water tank. Carpet.

#### Bedroom 2

11'10" x 9'4"

Double glazed window to rear aspect. 'Sharps' 3 door fitted wardrobe fitted with shelf, rail and drawers. Carpet. Door leading to:

#### Bedroom 2 En-Suite

Double glazed window to front aspect. White suite comprising: Fully tiled corner shower cubicle with rainfall shower, low level wc, vanity unit with inset wash hand basin and tiled splashback. Heated towel rail, ceramic tiled flooring.

#### Bedroom 4

11'10" x 9'1"

Double glazed velux window to front aspect. Carpet.

#### Bathroom

Double glazed window to front aspect. White suite comprising: panelled bath with mixer tap, shower attachment and glass screen, low level wc, vanity unit with inset wash hand basin and tiled splashback. Heated towel rail, ceramic tiled flooring.

## EXTERNAL

### Front Garden

A block paved and stone frontage provides off road parking for 4 vehicles. External light, tap, side gated access. EV charger. Side gated access.

### Rear Garden

South facing, fully enclosed rear garden with a large entertaining patio area leading to an artificial lawn. Raised flower beds with established variety of plants and shrubs. wWoden lean to providing external storage with decorative stoned floor. External lighting. Side gated access.

## 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 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



First Floor

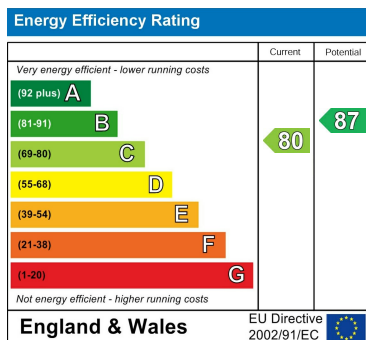


For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.

Council Tax Band

E

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

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