

FREEHOLD



House - Detached (EPC Rating: C)

**13 PIX ROAD, STOTFOLD, HITCHIN,
HERTS, SG5 4HY**

Price Guide

£599,995



First Step



3



2



3



C

3 Bedroom House - Detached located in Hitchin

3 DOUBLE bedroom DETACHED HOME... Driveway PARKING for 3/4 cars plus GARAGE... Corner plot... LUXURY en-suite... separate STUDY... ENTERTAINING Kitchen/Breakfast Room... UTILITY... Partial garage conversion to GYM...

INTERNAL

Front porch

Door to front aspect. Solid wood flooring, Door leading to:

Dining Room

14'11" x 12'2"

Window to front aspect. Three inset wooden display shelves. Continuation of solid wood flooring. Opening leading to lounge and doors leading to:

Study

9'2" x 7'10"

Window to rear aspect. Continuation of solid wood flooring.

Lounge

19'10" x 10'4"

Dual aspect window to front and french doors to rear aspect. Feature round log burning stove with circular glass base, vertical radiator. Continuation of solid wood flooring.

Kitchen/Breakfast Room

13'9" x 9'10"

Window to front aspect. A range of oak wall and base units with complementary work surface and tiled splash back. Breakfast bar seating for 3. Integrated double oven, 4 ring gas hob and extractor hood. Space and plumbing for dishwasher. Single bowl sink and drainer. Ceramic tiled flooring. Opening to:

Utility room

Window to side aspect. Continuation of oak units with complementary work surface and tiled splash back. Space and plumbing for under counter washing machine, space for free standing American style fridge/freezer. Single bowl sink and drainer. Continuation of ceramic tiled flooring.

Cloakroom

Window to rear aspect. White suite comprising: push button wc, wall mounted wash hand basin, half tiled walls. Ceramic tiled flooring.

Hall

Window and door to rear aspect. Opening to under stairs storage area. Staircase to first floor. Continuation of solid wood flooring.

First Floor

Landing 1

Window to rear aspect. Full height door to airing cupboard housing the water tank fitted with shelves. Carpet. Doors leading to:

Bedroom 1

12'4" x 9'11"

Window to front aspect. Access to eave storage. Carpet. Door leading to:

En-Suite

11'7" x 10'4"

Velux window rear aspect. White suite comprising: push button wc, wall mounted vanity unit with wash hand basin, large fully tiled shower with glass surround. Matching wall mounted storage cabinet, heated towel rail. Three door (one mirrored) sliding door built-in wardrobe fitted with shelf and rail.

Bedroom 2

11'8" x 10'2"

Window to front aspect. Two door mirrored sliding door wardrobe fitted with shelf, rail and drawers. Laminate flooring.

Bedroom 3

9'6" x 7'11"

Window to rear aspect. Two door sliding door wardrobe fitted with shelf and rail. Carpet.

Bathroom

Window to rear aspect. White suite comprising: fully tiled panelled bath with hand held shower, flush wc, circular bowl wash hand basin with vanity & large fully tiled shower cubicle with glass door. Heated towel rail, wall mounted mirrored cabinet. Vinyl flooring. Loft hatch: Fully boarded fitted with light and ladder.

EXTERNAL

Front Garden & Driveway

Low level wall to front and side perimeter. Established shrubs and trees. External light, EV charger. Side gated access. Shingle driveway with parking for 3-4 cars.

Rear Garden

Fence perimeter. Entertaining patio with decking area plus lawned area with established trees, shrubs and planted borders. Second secluded decking seating area with wooden pergola. External light, tap, side gated access. Personnel door into gym/garage.

Garage/Gym store

9'4" x 9'0" gym 9'7" x 9'4"

Single garage split into two, one half storage and other half gym/store. Fitted with personnel door to garden, light, power and eave storage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council tax: Rating E

Mains utilities

Traditional brick and block construction



Local Area

This property is situated close to the park in Stotfold and also benefits from being within walking distance of the local amenities in the town, as well as being excellently located for quick road access to the A507 and A1M

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.

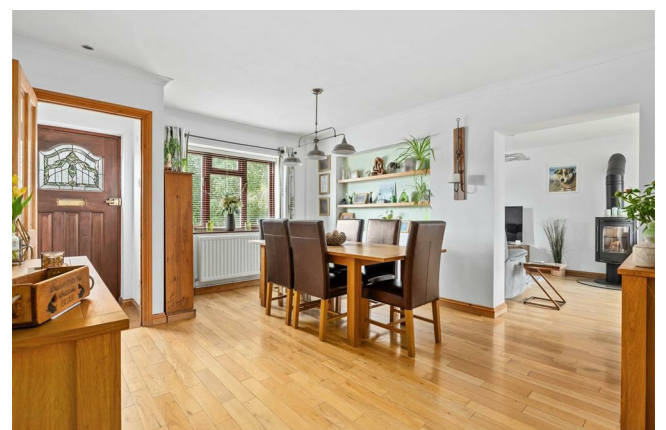
There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy, Pixbrook Academy & Samuel Whitbread Academy.

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 our agency, 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.



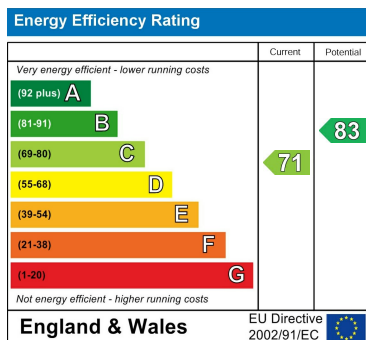


Total area: approx. 134.3 sq. metres (1445.8 sq. feet)

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