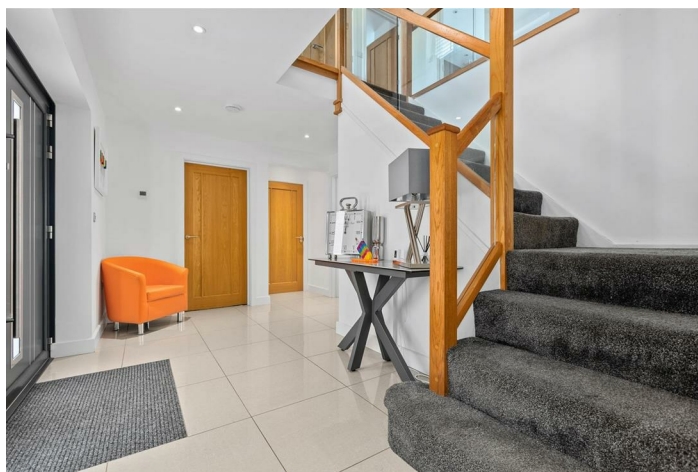


FREEHOLD



House - Detached (EPC Rating: B)

**95A THE GREEN, STOTFOLD, HITCHIN,
HERTS, SG5 4DG**

Offers Over

£800,000



First Step



6 Bedroom House - Detached located in Hitchin

OVER 2700 sq ft 6 DOUBLE BEDROOM detached home... 4 BATHROOMS... SOUTH facing low maintenance garden... DOUBLE GARAGE... ENTERTAINING Kitchen/Diner plus UTILITY... plus STUDY and FAMILY ROOM... SEPARATE LOUNGE leading to WALLED GARDEN...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Under stair storage cupboard housing underfloor heating controls. Grey porcelain tiled flooring, under floor heating. Bespoke oak and glass staircase leading to galleried landing. Ground floor doors leading to:

Living Room

19'0" x 12'1"

Glazed oak double doors leading into lounge. French doors and sash window fitted with Venetian blinds to rear aspect. Media points plus high level media point. Underfloor heating, carpet.

Study

11'6" x 8'7"

Two sash windows fitted with wooden shutters and roller blinds to front aspect. Large storage cupboard fitted with shelves. Under floor heating, carpet.

Kitchen/Diner

19'6" x 11'5"

Two sash windows to front aspect fitted with wooden shutters and roller blinds. A range of cream and slate grey Shaker style wall and base units with chrome handles, 3 drawer pack including pan drawer, pull out corner carousels. Granite worktop with up-stand and splash back, one and a half bowl inset sink. Integrated dishwasher, two electric Bosch ovens with Bosch 5-ring gas hob and Franke extractor fan. Integrated fridge/freezer. Inset ceiling spot lights plus 3 pendant lights, media points, including high level media points. Continuation of grey porcelain tiled flooring, under floor heating. Doors leading to:

Utility Room

11'5" x 5'3"

Sash window to rear aspect, door to rear aspect. A range of cream Shaker style units with laminated wood effect worktop and up-stands. Single sink and drainer with tiled splash back. Double door storage cupboard housing wall mounted boiler and consumer unit. Space for washing machine and dryer. Continuation of grey porcelain tiled flooring, underfloor heating.

Family Room

12'1" x 7'4"

Sash window to rear aspect. Media points including high level media point. Carpet, under floor heating.

Cloakroom

White suite comprising: Low level push button wc, wash hand basin with monobloc tap, tiled splash back and vanity unit. Wall mounted mirror. Continuation of grey porcelain tiled flooring, underfloor heating.

Landing 1

Two sash windows to front aspect fitted with wooden shutters. Double door storage cupboard housing water tank. Inset ceiling spot lights. Carpet. Bespoke oak and glass galleried landing with doors leading to:

Bedroom 1

12'1" x 11'5"

Two sash windows fitted with venetian blinds to rear aspect. Two built-in double wardrobes, fitted with shelf and rail. Media points plus high level media point. Carpet. Door leading to:

Bedroom 1 En-Suite

Opaque sash window to rear aspect. White suite comprising: Fully tiled double shower cubicle with rainfall shower and glass screen, low level push button wc, wash hand basin with monobloc tap, tiled splash back and 2 drawer vanity unit. Matching tall storage unit. Grey porcelain tiled flooring, chrome heated towel rail.

Bedroom 2

12'1" x 11'5"

Two sash windows to rear aspect fitted with venetian blinds. Built-in double wardrobes fitted with shelf and rail. Media points with high level media point. Carpet. Door leading to:

Bedroom 2 En-Suite

White suite comprising: Fully tiled shower cubicle with rainfall shower plus wall mounted shower and glass screen, low level push button wc, wash hand basin with monobloc tap, tiled splash back and 3 drawer vanity. Chrome heated towel rail, wall mirror, grey porcelain tiled flooring.

Bedroom 5

11'5" x 10'3"

Two sash windows to front aspect fitted with wooden shutters and roller blinds. Carpet.

Bedroom 6

14'0" x 7'8"

Two sash windows fitted with wooden shutters and roller blinds to front aspect. Built-in double wardrobe, fitted with shelf and rail. Carpet.

Family Bathroom

Opaque sash window to rear aspect. White suite comprising: low level push button wc, square wash hand basin with monobloc tap, tiled splash back and 3 drawer vanity unit. Fully tiled panelled bath with wall mounted shower attachment and glass screen. Chrome heated towel rail, wall mounted mirror. Grey porcelain tiled flooring.

Landing 2

12'9" x 8'7"

Eave storage. Bespoke oak and glass galleried landing with carpet. Doors leading to:

Bedroom 4

14'6" x 13'9"

Two wooden velux windows to rear aspect. Media points plus high level media point. Access to loft. Carpet.

Bedroom 3

14'6" x 11'5"

Two wooden velux windows to rear aspect. Media points plus high level media point. Carpet.

2nd Floor Shower Room

White suite comprising: Fully tiled walk in shower with wall mounted shower attachment and glass screen, push button wc, square wash hand basin with monobloc tap, tiled splash back and 1 door vanity unit with inner shelf. Chrome heated towel rail, vinyl flooring.

EXTERNAL

Front Garden

Low level wall boundary with electric double gates and single gate, grey resin driveway with a dark grey border pathway to front door. External light and power. Side aspect area leading to gated access to rear garden.



Rear Garden

South facing with a feature curved garden wall with two shelved recesses. Grey resin entertaining patio with a dark grey border leading to low maintenance artificial lawn. External light, tap, power sockets, side gated access leading to front aspect.

Double Garage and Parking

19'0" x 16'2"

Grey resin driveway with a dark grey border leading to fully alarmed double garage fitted with electric door, light, power and eave storage and independent consumer unit. Driveway parking for 2 vehicles. Wall mounted EV charger.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating B

Council Tax: Band G

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.

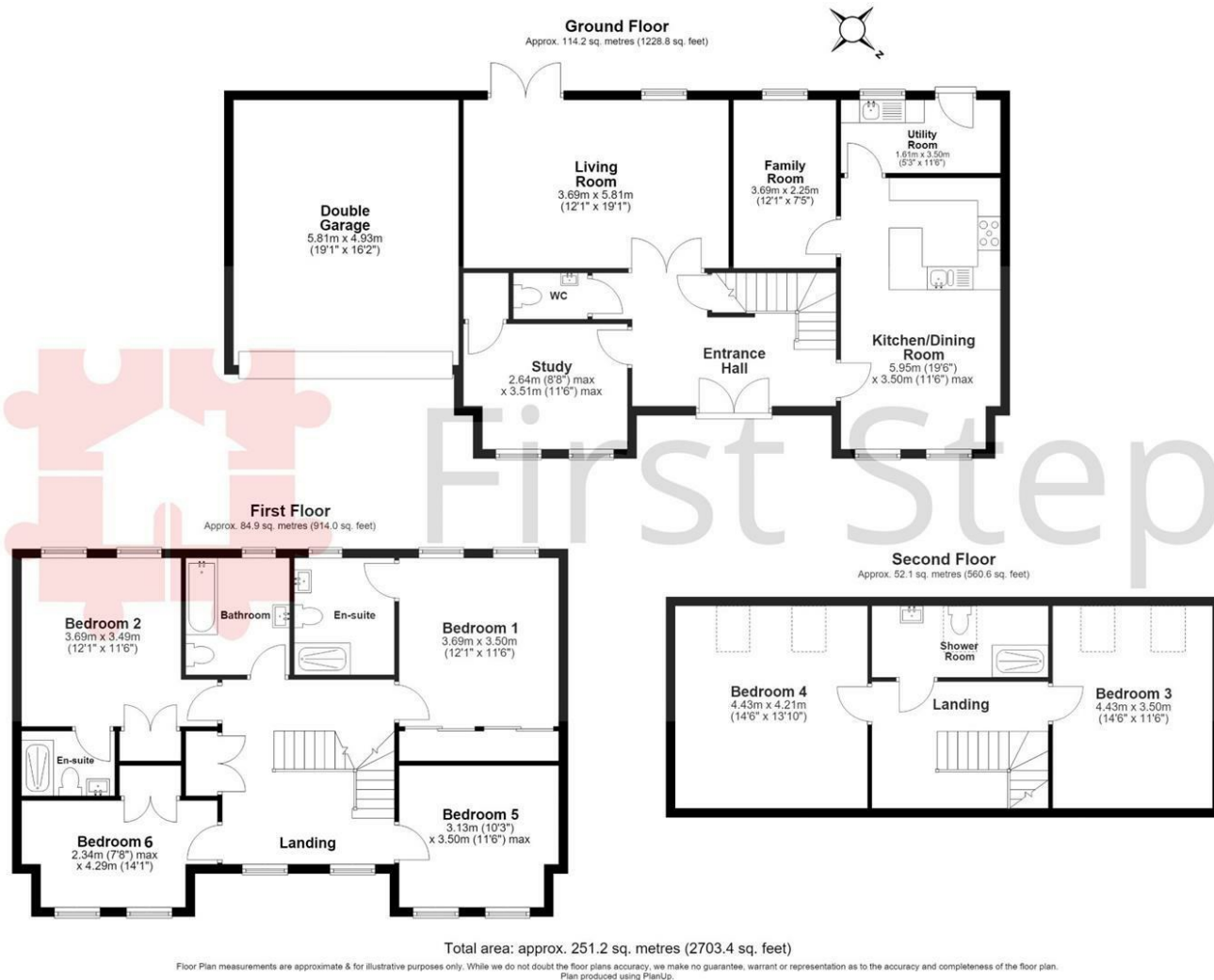
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey is approximately 38mins.

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.

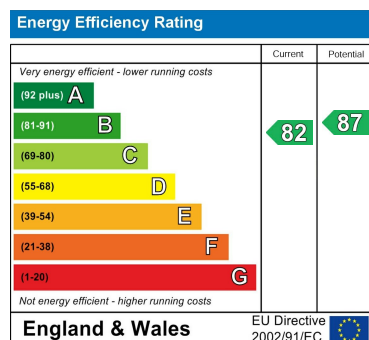




Council Tax Band

G

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