

FREEHOLD



House - Detached (EPC Rating: C)

**49 HERON WAY, STOTFOLD, HITCHIN,
HERTFORDSHIRE, SG5 4QB**

Price Guide

£525,000



First Step



4 Bedroom House - Detached located in Hitchin

Location, Location, Location

A rare to market opportunity to purchase a beautiful presented and recently modernised 4 bed detached home in the highly sought after, private, non large estate area of Stotfold.

This bright and spacious home tucked away in a private cul de sac, boasts a large WEST facing garden, covered deck area and a full width garden room/office & storage. The large private garden is enclosed with high hedges to rear and backs onto a single storey property with a large garden, beautiful to enjoy sunsets and dark sky, with very little light pollution...viewing highly recommended to fully appreciate this property.

The house was purchased as a new build by the current owners in 1997, the garage is fully converted to a second reception/dining room with a stunning new kitchen suite, new boiler, double glazed windows and water pressure system added in 2020.

The ground floor features a large bright wooden floor reception room, a large carpeted dining room (fits seating up to 12) or use as a spacious second reception room with space for a built-in drinks fridge and a downstairs cloakroom. The spacious bright kitchen with family seating area or dining area leading out through double French doors onto a covered wooden deck area, offering further outdoor dining.

Upstairs you will find a large master bedroom with fitted wardrobes and an en-suite shower room with built-in cupboard storage. There are 3 further bedrooms two with fitted wardrobes sharing a well appointed family bathroom.

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Laminate flooring. Staircase to first floor. Doors leading to:

Kitchen/Breakfast Room

23'11" x 9'3"

Two windows to rear aspect, french doors to rear aspect. A range of blue high gloss wall and base units including: pull out spice rack, pull out storage racks, corner carousel and bin storage, quartz work surface and up stand. Integrated fridge/freezer, dishwasher, washer/dryer, self cleaning single oven, i4 ring induction hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl inset sink with inset drainer grooves, under plinth lighting, thermal ombre style blinds, continuation of laminate flooring.

Living Room

13'8" x 12'0"

Window to front aspect. Laminate flooring.

Dining Room

15'10" x 7'8"

Window to front aspect. Recessed storage (room to house wine cooler). Wall mounted consumer unit. Carpet.

Cloakroom

White suite comprising: push button wc, vanity wash hand basin with tiled splash back. Wall mounted mirrored storage cabinet. Vinyl flooring.

First Floor

Landing

Window to side aspect. Full height cupboard housing the water tank fitted with shelves. Loft hatch: partially boarded (2/3) fitted with light and ladder. Carpet. Doors leading to:

Bedroom 1

14'3" x 12'11" into wardrobe

Window to front aspect. Three door mirrored built-in wardrobe fitted with shelf and rail. Carpet. Door leading to:

En-Suite

Window to side aspect. White suite comprising: flush wc, vanity wash hand basin, fully tiled single shower cubicle with glass door. Carpet.

Bedroom 2

9'10" x 8'10" into wardrobe

Window to rear aspect. Two door mirrored built-in wardrobe fitted with shelf and rail. Carpet.

Bedroom 3

10'11" x 7'6"

Window to front aspect. Three door built-in wardrobe fitted with shelf and rail. Carpet.

Bedroom 4

9'8" x 7'1"

Window to rear aspect. Carpet.

Bathroom

Window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, flush wc, pedestal wash hand basin. two wall mounted mirrored storage cabinets, vinyl flooring.

EXTERNAL

Front Garden/Driveway

Small garden area laid to lawn, paved pathway to front door with storm porch. External light. Side gated access. Driveway parking for 2 cars.

Rear Garden, Shed & Bike Storage

West facing garden with fence perimeter. Entertaining decking area with wooden pergola with retractable shade canopy, patio and lawn area with stone border, wooden planters with established shrubs and plants. Garden shed (3.64m x 1.74m) and separate bike storage fitted with shelves, light and power. External light, tap, power, side gated access.

Detached Garden Room/Office

15'8" x 12'5"

Detached wooden garden cabin, two windows and double doors to front aspect, fitted with light and power.

ADDITIONAL PROPERTY INFORMATION

Freehold
EPC: Rating C
Council tax: Band 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.



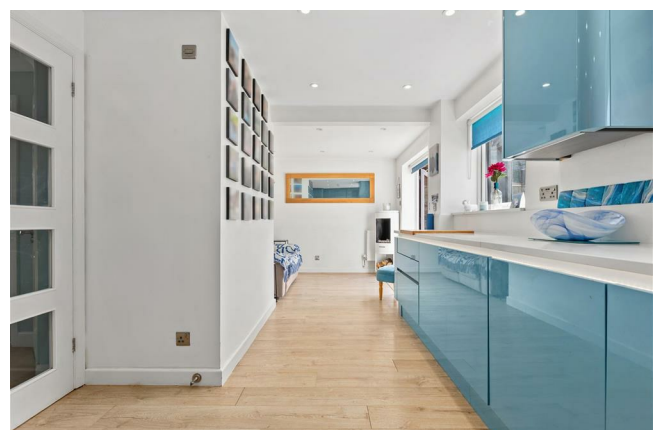
There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

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 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.

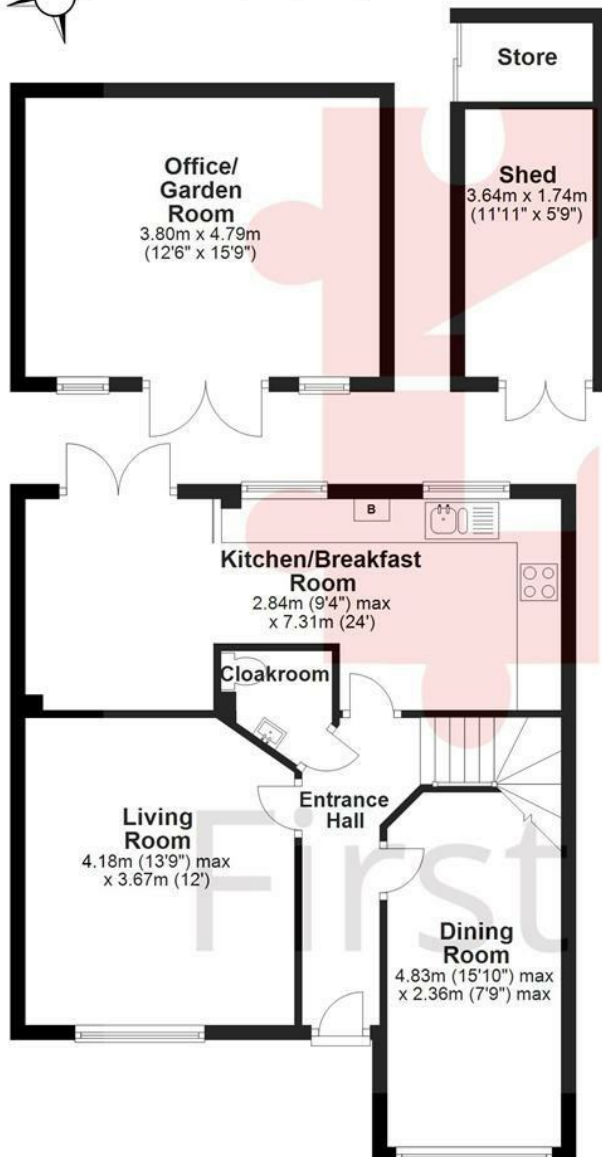
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





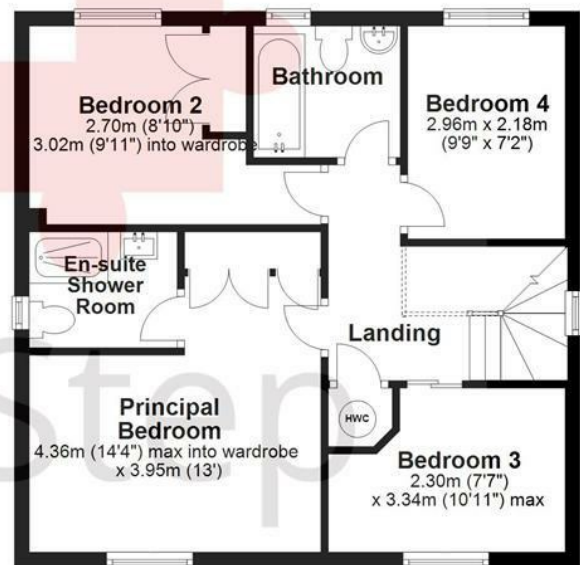
Ground Floor

Approx. 74.5 sq. metres (802.3 sq. feet)
(excluding Shed, Store)



First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)

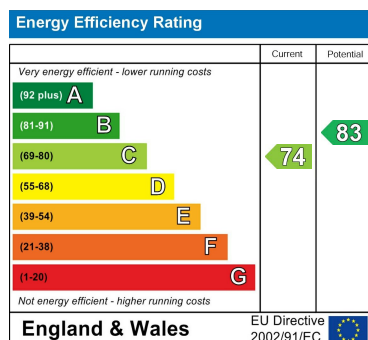


Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

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