

FREEHOLD



House - Semi-Detached (EPC Rating: C)

5 REGENT GARDENS, STOTFOLD, HITCHIN, HERTS, SG5 4GZ

Price Guide

£425,000



First Step



3



2



1



C

3 Bedroom House - Semi-Detached located in Hitchin

CHAIN FREE... WEST facing garden... Private GATED access to small BOUTIQUE development... EN-SUITE... 2 PARKING spaces & visitor parking... Excellent LOFT STORAGE... Lounge/Diner with doors to garden...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect and window to side aspect. Coir matting to entrance and vinyl flooring. Doors leading to:

Cloakroom

Window to front aspect. White suite comprising: concealed push button wc, vanity wash hand basin. Continuation of vinyl flooring.

Inner Hallway

Wall mounted consumer unit. Double access under stairs cupboard fitted with light. Carpet. Staircase leading to first floor. Doors leading to:

Lounge/Diner

18'6" x 16'9"

Dual aspect windows to side and rear aspect plus french doors to rear aspect. Feature gas fire with granite hearth and wooden surround. Carpet.

Kitchen

11'5" x 9'3"

Window to front aspect. A range of cream wall and base units with complementary work surface and tiled splash back. Integrated dish washer, double oven, 4 ring gas hob and extractor hood. Free standing upright fridge/freezer and washing machine. Boiler concealed in matching wall unit. Single bowl sink and drainer. Continuation of vinyl flooring.

First Floor

Landing

Door from staircase. Two door cupboard housing the water tank, fitted with shelves. Carpet. Doors leading to:

Bedroom 1

13'3" x 11'5"

Window to front aspect. 8-door mirrored wardrobe fitted with drawers, shelves and rails, 6-door overhead storage cupboards and matching bedside cabinets. Ceiling light/fan, air conditioning unit, carpet. Doors leading to:

En-Suite

Window to front aspect. White suite comprising: Push button wc, wall mounted wash hand basin, fully tiled panelled bath with over head rain-fall shower and screen. Heated towel rail, storage cupboard, wall mounted mirror, vinyl flooring.

Loft Storage

Staircase up to partially boarded loft.

Bedroom 2

12'1" x 9'2"

Window to rear aspect. 4-door mirrored wardrobe fitted with drawers, shelves and rails, 6-door overhead storage cupboards and matching bedside cabinets. Carpet.

Bedroom 3

8'9" x 7'3"

Window to rear aspect. 6-door overhead storage cupboards, 2 bedside cabinets, plus storage cupboard fitted with shelf and rail. Carpet.

Bathroom

Window to side aspect. White suite comprising: fully tiled panelled bath with hand held shower, concealed push button wc, vanity wash hand basin, single fully tiled shower cubicle with glass door. Heated towel rail, wall mounted storage mirror, vinyl flooring.

EXTERNAL

Front Garden

Small garden area with astro turf, paved pathway to front door. External light, tap, side gated access, wooden storage shed, paved bin storage area.

Rear Garden

Fence perimeter, entertaining patio and astro turf lawn. External light, side gated access. Stone BBQ, water butt, wooden garden shed fitted with light.

Allocated Parking

Private gated access to boutique development. 2 block paved allocated parking spaces with 3 visitor parking bays.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Service charge: £50 per month - upkeep of communal areas/repairs/maintenance of communal sewage pump

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.

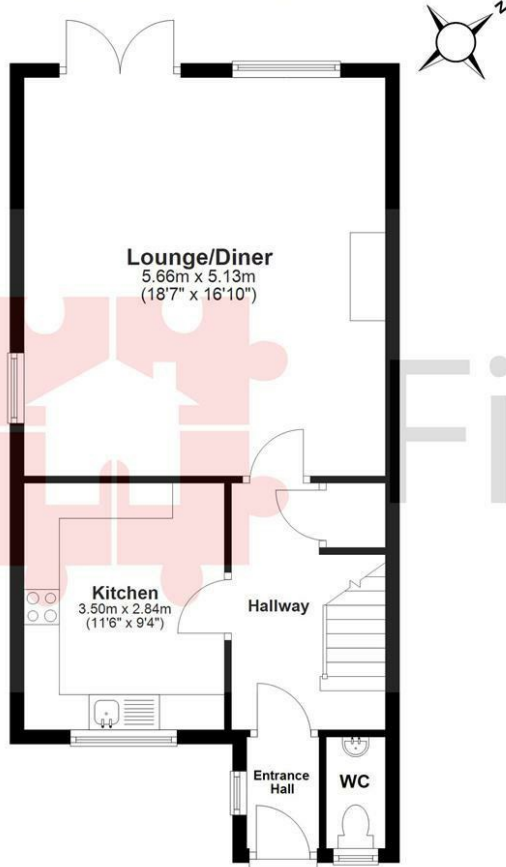
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by 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. 50.8 sq. metres (546.8 sq. feet)



First Floor
Approx. 50.6 sq. metres (544.8 sq. feet)



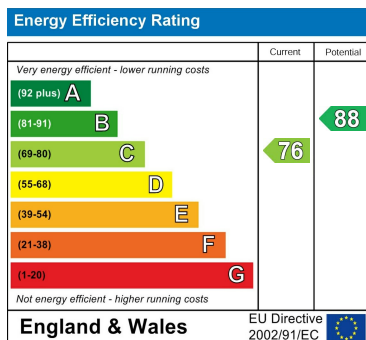
Total area: approx. 101.4 sq. metres (1091.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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