House - Detached (EPC Rating: E)

MILLWOOD HOUSE, 6 BROOK STREET, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4JA

Offers Over

£500,000

First Step

3 1 2 E

3 Bedroom House - Detached located in Hitchin

DETACHED family home... 3 DOUBLE bedrooms... DETACHED HOME OFFICE/GYM... Lounge with BAY WINDOW & feature fire place... ENTERTAINING Kitchen/diner with BREAKFAST BAR ISLAND... Garage and parking for 4/5 CARS... Garden Room...

INTERNAL

Ground Floor

Entrance Hallway
Door from front aspect. Under stairs storage cupboard fitted with shelves. Dado rail, cork luxury vinyl flooring staircase with central runner carpet to first floor. Doors leading to:

Cloakroom
Window to side aspect. White suite comprising: concealed push button wc, wall mounted wash hand basin. Storage shelf, wall mounted consumer unit, continuation of cork luxury vinyl flooring.

Lounge
10'2" x 11'5"
Bay window to front aspect. Wood panelling, working chimney breast with feature fire surround, ceramic tiled hearth and backing and cast iron fire grate. Continuation of cork luxury vinyl flooring. Bespoke fitted storage cupboards and display shelves. Recessed fully glazed sliding doors leading to:

Kitchen/Dining Room
22'8" x 10'8"
Dual aspect, windows to side and rear aspect. Fitted with a range of walnut kitchen units with complimentary composite work surface and tiled splash back area. Matching island with under counter storage drawers and breakfast bar seating for at least 4 high stools, plus matching double base unit with glazed doors. Integrated dishwasher, double oven with slide and hide doors, microwave, extractor hood, ceramic hob, bin storage, corner carousels, full height space for upright fridge/freezer. Large sink, oak display shelves, vertical radiator. Continuation of cork luxury vinyl flooring. French doors leading to Garden Room.

Garden Room
17'1"m x 7'1"
Wooden frame with windows, single door and double door access to garden. Work surface with under counter space and plumbing for appliances. Ceramic tiled flooring.

FIRST FLOOR

Landing
Window to side aspect. Dado rail, carpet. Loft access: boarded and fitted with light, ladder. Doors leading to:

Bedroom 1
11'6" x 10'2"
Bay window to front aspect. Working chimney breast with feature cast iron fire with hearth. Built-in 4 door wardrobe space fitted with shelf, rail and drawers. Luxury vinyl flooring.

Bedroom 2
11'6" x 11'2"
Window to rear aspect. Working chimney breast with feature cast iron fire. Built-in 4 door wardrobe space fitted with shelf, rail and drawers. One cupboard housing the wall mounted Vaillant boiler (installed 2022).

Bedroom 3
11'0" x 7'4"
Window to rear aspect. Carpet.

Bathroom
Window to front aspect. White suite comprising: fully tiled panelled bath fitted with shower, pedestal wash hand basin, push button wc. Ceramic tiled flooring.

EXTERNAL

Detached Home Office/Gym
17'7" x 7'0"
Detached fully insulated wooden home office/gym with double glazed full height windows and French doors to front aspect leading to decking with solar lighting. Fitted with light, power, independent consumer unit, vinyl flooring.

Rear Garden
Fence and wall perimeter, with established shrubs, plants and trees. Wooden garden shed. Mainly laid to lawn, with separate entertaining patio, plus decorative stoned seating area. Personnel door to garage and side gated access to front driveway.

Front Driveway
Block paved driveway parking for 3 vehicles in front of house (plus garage parking and one space in front of garage). External tap, power sockets and side gated access to rear garden.

Garage & Parking
17'7" x 8'2"
Up and over door, fitted with light, power and independent consumer unit. One parking space in front of garage (plus driveway parking for 3 cars). Personnel door to garage.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating E
Council Tax: Band D

Traditional brick and block construction
Mains utilities

NO ASBESTOS ON GARAGE ROOF
UPGRADED BOILER IN 2022

Local Area

This property is situated on a sought after road within walking distance to all local amenitiess and benefits from parking for 4/5 cars.

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, nature reserve and lovely countryside walks.

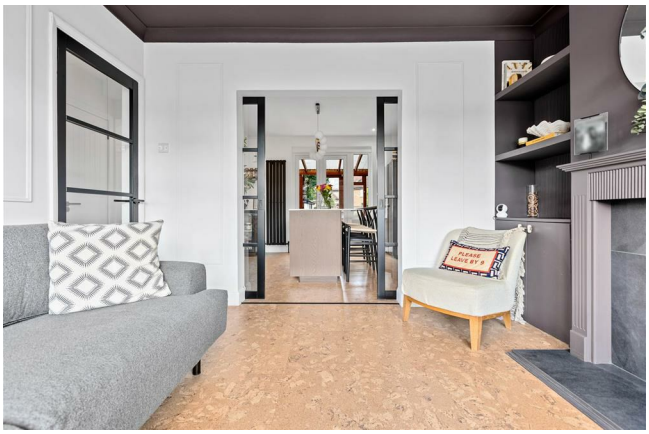
There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

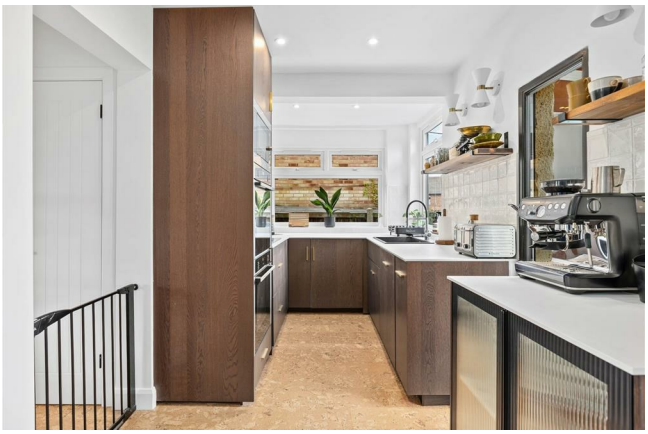
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38 mins.

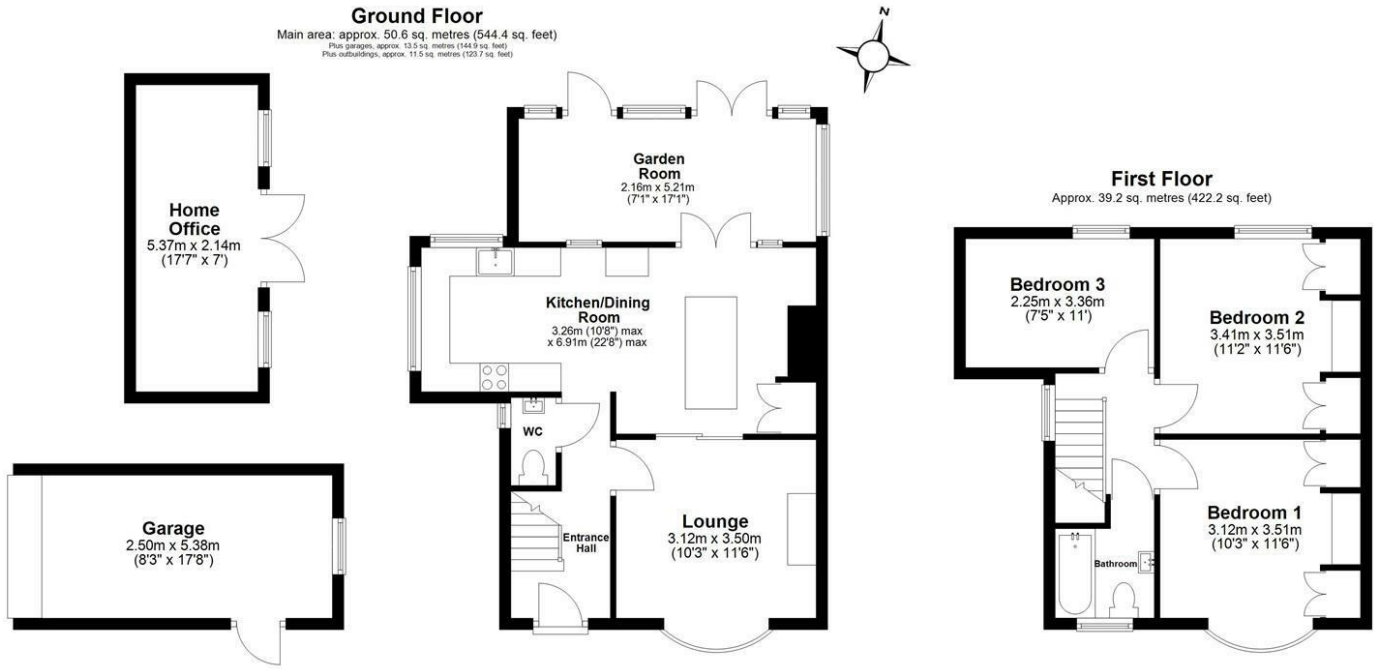
Agents Note

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.







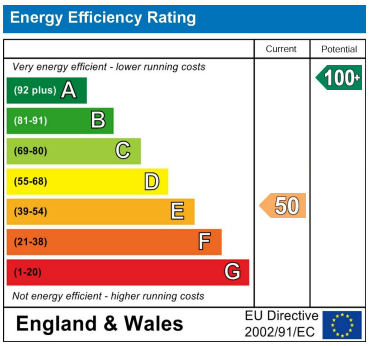
Main area: Approx. 89.8 sq. metres (966.7 sq. feet)
Plus garages, approx. 13.5 sq. metres (144.9 sq. feet)
Plus outbuildings, approx. 11.5 sq. metres (123.7 sq. feet)

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



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First Step