

FREEHOLD



House - Semi-Detached (EPC Rating: C)

2 THE MIXIES, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4LF

Price Guide

£385,000



First Step



3



1



2



C

3 Bedroom House - Semi-Detached located in Hitchin

Semi-detached FAMILY HOME... Lounge leading to Conservatory... SEPARATE Dining Room... GARAGE & driveway PARKING... Secluded GARDEN with shed and BRICK OUTHOUSE... Close to all local amenities...

INTERNAL

Ground Floor

Entrance Hallway

Door to side aspect. Window to front aspect. Luxury vinyl flooring. Staircase to 1st floor. Doors leading to:

Kitchen

13'8" x 7'7"

Window to rear aspect and door to side aspect. A range of wooden wall and base units including bin storage with complementary work surface and tiled splash back. Double oven, 5 ring gas hob with extractor hood, freestanding dishwasher with space for upright fridge freezer. Boiler concealed in matching wall unit, single bowl sink and drainer, continuation of luxury vinyl flooring.

Dining Room

12'0" x 10'2"

Window to front aspect. Carpet.

Lounge

11'8" x 8'7"

Carpet. Opening leading to:

Conservatory

10'6" x 9'1"

Brick base with glazed sides and roof with French doors to side aspect. Carpet.

First Floor

Landing

Window to side aspect. Full height door to storage cupboard fitted with shelf and rail. Loft hatch - partially boarded fitted with light and ladder. Carpet. Doors leading to:

Bedroom 1

11'1" x 9'5"

Window to front aspect. Two door fitted wardrobe fitted with rail. Luxury vinyl flooring.

Bedroom 2

10'4" x 8'9"

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

Bedroom 3

8'1" x 7'0"

Window to front aspect. Carpet.

Bathroom

Dual aspect windows to side and rear aspect. White suite comprising: fully tiled paneled bath with wall mounted shower, concealed push button wc, vanity wash hand basin. Half tiled walls, vinyl flooring.

EXTERNAL

Front Driveway

Block paved driveway for 2 cars. Trees to perimeter and established shrubs. Bin storage area, paved pathway to front door. External light. Side gated access and rear gated access to garden.

Rear Garden

Wall and fence perimeter. External light, tap. Entertaining patio and lawn, border with established shrubs and plants.

Wooden garden shed.

Brick Outhouse fitted with light, power and plumbing, including washing machine and tumble dryer.

Side gated access to front and a private enclosed pathway to personnel door to rear of garage.

Garage & Parking

Personnel door access to rear of garage. Single garage, fitted with light and power and up and over door. 1 parking space in front of garage.

ADDITIONAL PROPERTY INFORMATION

Freehold



EPC: Rating C
Council tax: Band C

Mains utilities
Traditional brick and block construction

Local Area

The property is situated close to all local amenities. In Stotfold itself is a Co-op store, Pharmacy, Days Balery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

The property is situated within walking distance of St Marys Academy. In Stotfold itself is Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy in Shefford.

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.

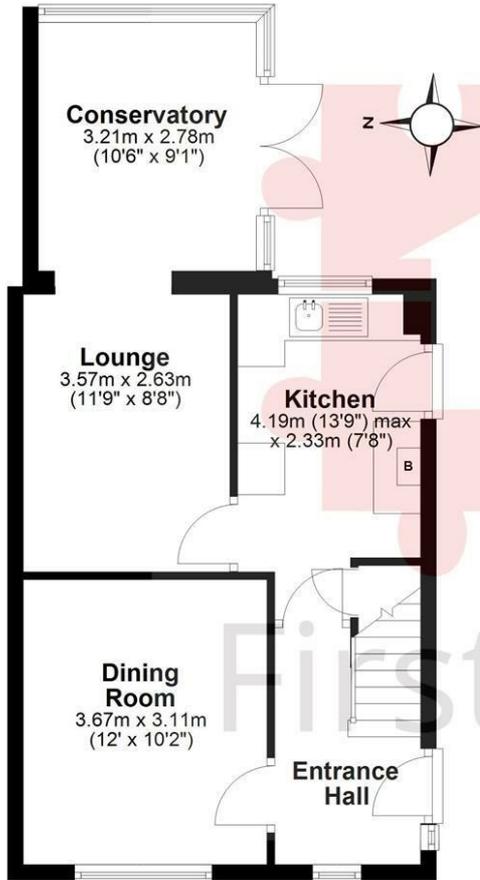
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by 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.



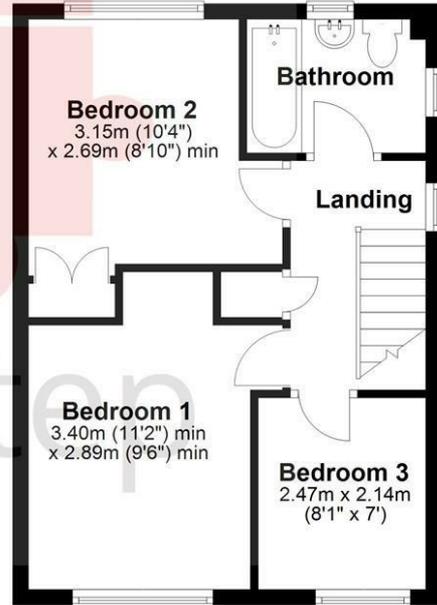
Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)

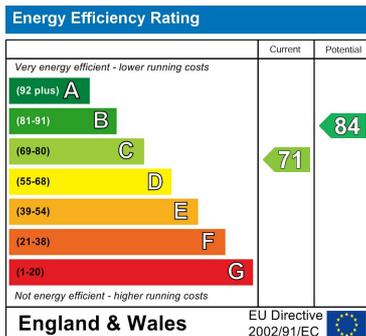


Total area: approx. 84.1 sq. metres (905.0 sq. feet)

Council Tax Band

C

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