



Connells

Spruce Meadow,
Stotfold, Hitchin.

Spruce Meadow,
Stotfold, Hitchin, SG5 4TE.

For sale guide price
£575,000



Property Description

Spruce Meadow is situated in the desirable Bedfordshire town of Stotfold, located just north of the Hertfordshire border. Stotfold is home to various shops and businesses including a supermarket, bakery, GP Surgery, pharmacy, hairdressers, Daycare Nursery, Pubs and Restaurant's, library, churches, Dentist and a garage which are a short walk from the property. As well as a choice of lower schools; St Mary's Academy, Roecroft Lower school, Pixbrook Academy (9-16 yrs) school and Eatonbury Academy (9-18 yrs) all within Stotfold. High Schools in neighbouring Letchworth and Samuel Whitbread at Clifton. Close by to 4 recreational Areas for Children play equipment, Football pitches, tennis courts, skate park, Pendleton Sports Centre all weather pitches and Gym and Stotfold's own Football Club Stadium. Easy access for commuters, the A1M (under 1.5 mile) the North and Cambridge. Rail travel to reach the capital in just 40 minutes by train from Arlesey railway station, located 2.5 miles from Church Road. Bus Stop (at the end of the road) with regular bus services to local towns.

More amenities can be found in Letchworth, 2.5 Miles just a 10-minute drive, Baldock 2.3 Miles, Hitchin 5.2 Miles. for excellent shopping and eateries. Letchworth is the world's first Garden City, with specialist shops, 35 eateries, an art deco four-screen cinema, a museum and an arts centre.

Key Features

Guide price £575,000 - £600,000.

South East facing rear garden.

Chain Free

Bathroom, en-suite and cloakroom.

Spacious kitchen/diner and utility room. Spacious bedrooms.

Garage and parking.

Balance of NHBC guarantee (over 4 years remaining)

Fantastic kerb appeal property.

Internal

Entrance Hall

Bright entrance hall with cupboard, Amtico flooring and Industville lighting.

Cloakroom

Low level WC, wash hand basin, extractor fan, Amtico flooring and spotlights.

Lounge

Spacious lounge with three double glazed windows, one of which is a bay window, Amtico flooring and two radiators.

Kitchen

Well presented and spacious fully fitted kitchen with matching grey wall/base units with granite white starlight worktop and splashback. There is an peninsular with undermount 1.5 bowl sink, integrated fridge/freezer, plumbing for a dishwasher, pull out unit, wine cooler, built in oven with 5 ring hob. Further benefits include an integrated dishwasher, two radiators, Amtico flooring, and French doors leading to the rear garden.

Utility Room

Built in wall/base units, radiator, Amtico flooring, door to the rear garden, wall mounted boiler and plumbing for a washing machine.

First Floor

Landing

Fitted grey carpet, double glazed window, airing cupboard, Industville lighting and loft access.

Master Bedroom

Spacious bedroom with two double glazed windows, fitted carpet, built in wardrobe and spot lights.

En- Suite

Fully fitted en-suite with shower, wash hand basin, low level WC, shaving point, extractor fan, Amtico flooring, partly tiled walls and spotlights.

Bedroom Two

Double glazed window, fitted carpet, built in wardrobe and radiator.

Bedroom Three

Double glazed window, fitted carpet, and radiator.

Bedroom Four

Double glazed window, Amtico flooring, built in wardrobe and radiator.

Family Bathroom

Fitted bathroom with bathtub and shower over. Further benefits include Amtico flooring, shaving point, heated towel rail, low level WC, wash hand basin, fully tiled walls and spotlights.

External

Front Garden

Path leading to the front door

Rear Garden

SOUTH EAST FACING Fully enclosed private rear garden with gated access leading to the driveway. Further benefits include a patio area, power socket, external lights outside tap and a lawned area.

Parking/Garage

The property comes complete with a garage benefiting from power and parking to the front.

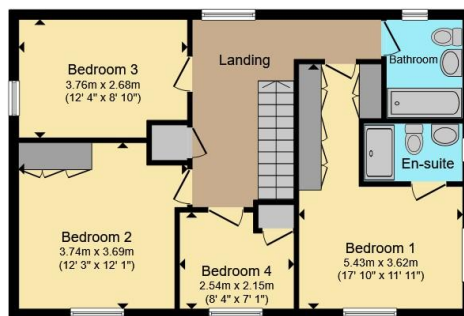
Agent Notes:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

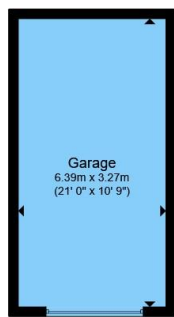




Ground Floor



First Floor



Garage

Total floor area 151.2 m² (1,627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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6 Station Parade
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EPC Rating: B Council Tax
 Band: E

view this property online connells.co.uk/Property/LCH309817

Tenure: Freehold



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