



43, Mowbray Crescent

Stotfold, Hitchin,
Bedfordshire, SG5 4DY
£410,000

country
properties

Situated within a popular residential area of the sought-after Bedfordshire village of Stotfold, this well-extended three bedroom semi-detached family home offers spacious and versatile accommodation throughout. Offered to the market as a probate sale, the property would benefit from a programme of modernisation and updating, presenting an excellent opportunity for buyers to create a superb long-term family home tailored to their own tastes. Further benefits include a generous rear garden, garage and driveway parking.

- Probate sale with no upper chain
- Excellent opportunity for modernisation and improvement
- Versatile additional study/utility/playroom
- Garage and driveway providing off-road parking
- Spacious and extended three bedroom semi-detached home
- Generous living room and separate family room
- Mature and private rear garden
- Popular village location close to local amenities and schools



Ground Floor

Entrance Hall

A bright and welcoming entrance hallway providing access to the principal ground floor accommodation. The space benefits from a part-glazed uPVC rear door, allowing for an excellent flow of natural light, while offering practical access to the outside. The hallway features a combination of decorative wall finishes, dado rail detailing and fitted carpet, creating a homely feel. There is a useful radiator for added comfort, along with understairs space and convenient access to a ground floor cloakroom/WC. Stairs rise to the first floor, and internal doors lead to the adjoining reception areas, making this a practical and well-connected central space within the home.

Cloakroom

A convenient ground floor cloakroom fitted with a low-level WC and wall-mounted wash hand basin. The space is practical in layout and benefits from tiled surrounds and easy-care flooring. Ideal for guests and everyday use, the cloakroom offers scope for modernisation, allowing buyers to update to their own specification.

Living Room

A generously proportioned through lounge/dining room offering excellent versatility and an abundance of natural light. The main living area features a large front-facing window, creating a bright and airy feel, while a central fireplace wall provides a natural focal point to the room. Double doors lead through to a separate dining area, which enjoys pleasant views over the rear garden and direct access via a glazed door—ideal for entertaining or family living. The room benefits from a well-balanced layout, allowing for clearly defined living and dining spaces, along with ample scope for modernisation to suit individual tastes. Additional features include two radiators, neutral décor, and fitted carpet throughout.

Family room

A bright and spacious family room enjoying a pleasant outlook over the rear garden, with large sliding patio doors providing direct access to the outside—perfect for indoor-outdoor living during the warmer months. The room is well-proportioned and offers excellent versatility, ideal as a second reception room, playroom, or informal lounge. A large rear-facing window further enhances the natural light, creating a warm and inviting atmosphere throughout. Additional features include fitted carpet, radiator heating, and ample wall space for furnishings. The room presents a fantastic opportunity for cosmetic updating, allowing buyers to personalise to their own style.



Kitchen

A well-proportioned kitchen fitted with a range of wall and base units, providing ample storage and worktop space. The layout is practical and functional, with an inset sink positioned beneath a rear-facing window, allowing for plenty of natural light. The kitchen benefits from integrated cooking appliances, tiled splashbacks, and durable flooring, making it well-suited to everyday use. There is also convenient access through to the side hallway, enhancing the overall flow of the ground floor. Offering excellent scope for modernisation, this space presents a fantastic opportunity for buyers to create a contemporary kitchen tailored to their own style.

Side hall

A useful and practical side hallway providing access to both the front and rear of the property via glazed doors, offering excellent convenience for day-to-day living. The space benefits from tiled flooring for durability and ease of maintenance, along with overhead lighting and a functional layout. Ideal as a secondary entrance, utility area or for additional storage, the hallway enhances the overall versatility of the ground floor accommodation.

Office / store

A versatile ground floor room offering a range of potential uses, including a home office, playroom, utility area or additional storage space. The room benefits from tiled flooring for practicality, along with a window and external door providing natural light and access. Well-positioned within the property, this space enhances the overall flexibility of the accommodation and is ideal for modern living requirements, including working from home.



First Floor

Landing

A bright and well-proportioned first floor landing providing access to all bedrooms and the family bathroom. The space benefits from a side-facing window, allowing for natural light, and features a balustrade overlooking the staircase. The landing offers a practical layout with fitted carpet and loft access, along with scope for cosmetic updating to suit modern tastes.

Bedroom 1

A generously sized principal bedroom featuring a large front-facing window, allowing for plenty of natural light and a pleasant outlook. The room benefits from an extensive range of fitted wardrobes and storage units, providing excellent built-in space and maximising functionality. There is ample room for a double bed and additional furnishings, making this a comfortable and practical main bedroom. Further features include radiator heating and fitted carpet, with scope for cosmetic updating to suit modern tastes.

Bedroom 2

A spacious double bedroom enjoying a pleasant front-facing aspect, allowing for plenty of natural light. The room benefits from a well-proportioned layout, providing ample space for bedroom furnishings. Fitted wardrobes offer useful built-in storage, while additional features include laminate flooring and radiator heating. The room presents an excellent opportunity for cosmetic updating, allowing buyers to personalise to their own taste.

Bedroom 3

A well-proportioned third bedroom featuring a rear-facing window overlooking the garden, allowing for plenty of natural light and a pleasant outlook. The room offers versatile use as a single bedroom, home office, or nursery, and benefits from fitted carpet, radiator heating, and a practical layout. There is excellent scope for cosmetic updating, enabling buyers to personalise the space to their own taste.

Bathroom

A well-proportioned family bathroom fitted with a panelled bath, pedestal wash hand basin and low-level WC. The room also benefits from a separate shower enclosure, providing added convenience for modern family living. A rear-facing obscured window allows for natural light while maintaining privacy. The space is finished with tiled walls and flooring, offering practicality and ease of maintenance. The bathroom presents an excellent opportunity for updating, allowing buyers to create a contemporary suite to their own specification.

Outside

Front Garden

The property is approached via a front garden with pathway leading to the main entrance, complemented by planted borders and mature shrubbery. A driveway provides off-road parking and leads to an attached garage, offering additional storage or parking space. Side access leads through to the rear garden, adding further practicality to the property.

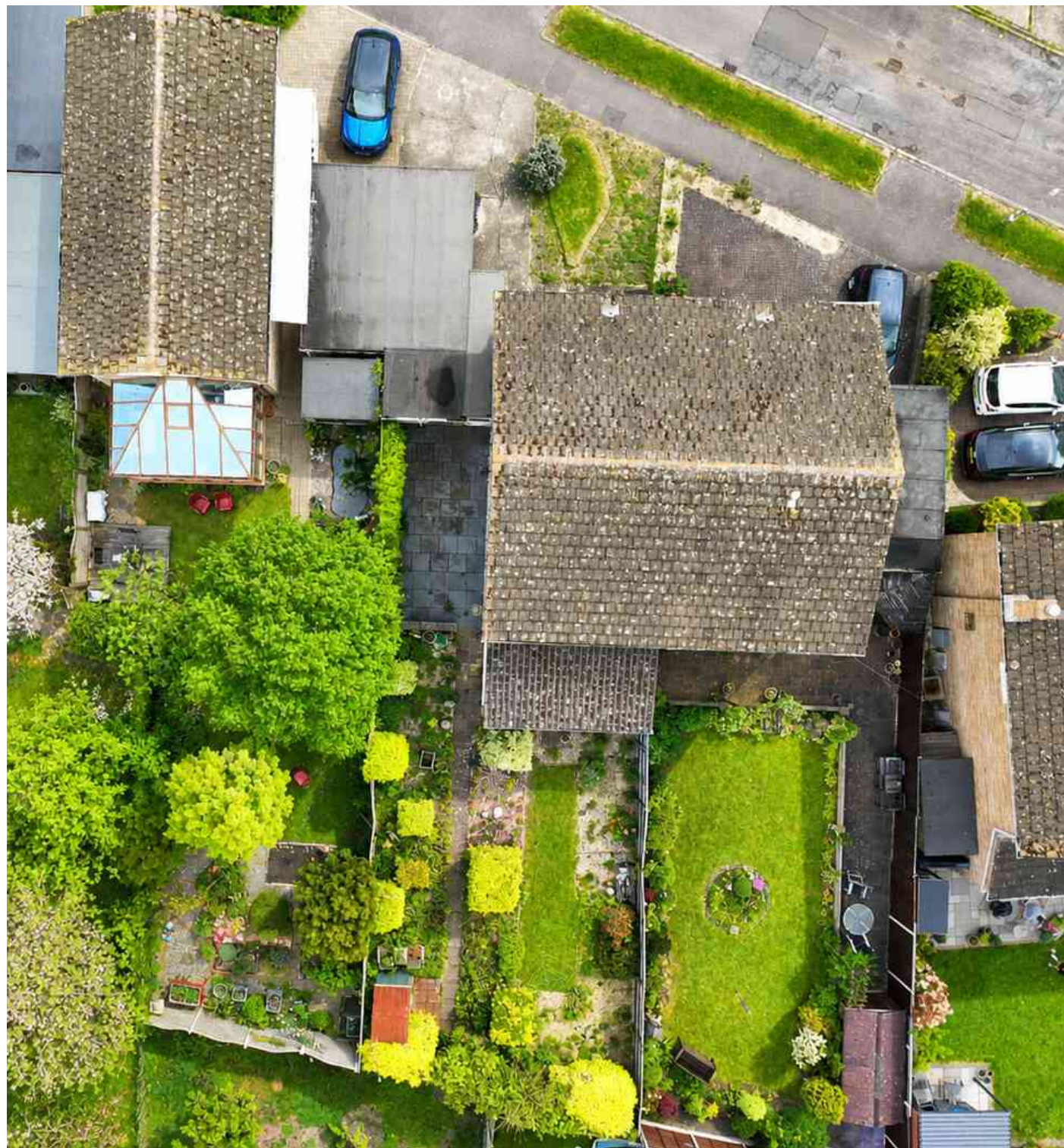


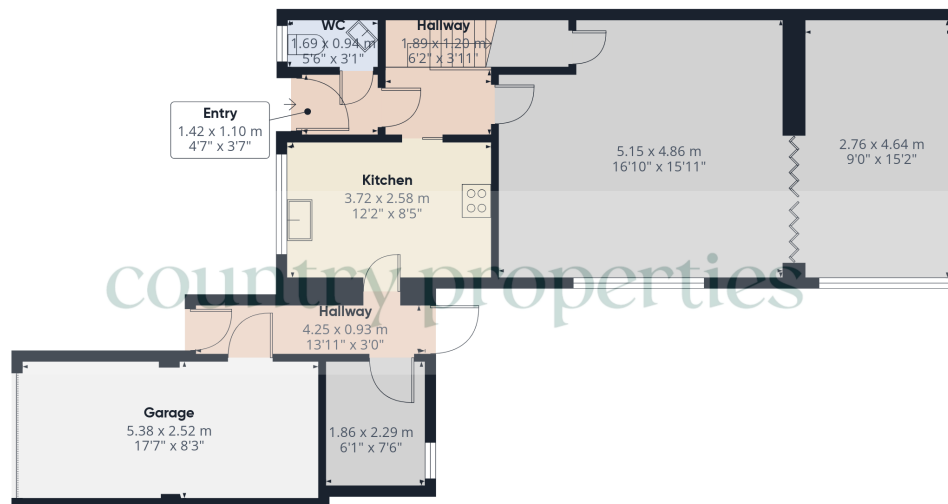
Rear Garden

A generously sized and well-established rear garden, offering a high degree of privacy and a pleasant, green outlook. The garden is mainly laid to lawn with a variety of mature shrubs, trees and planted borders, creating a colourful and tranquil outdoor space. A paved patio area adjoins the rear of the property, providing an ideal spot for outdoor dining and entertaining, while pathways lead through the garden to additional seating areas and a useful garden shed. The space offers excellent potential for further landscaping or personalisation, making it ideal for families, keen gardeners, or those looking to create their own outdoor retreat.

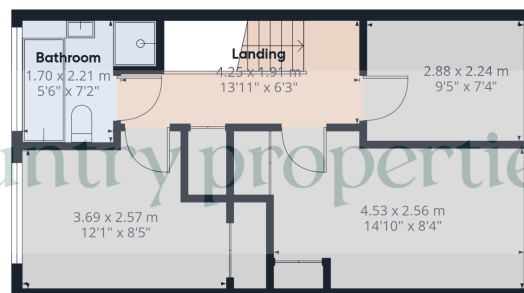
Garage

A single garage with a metal up and over door and a personal door leading to the inner hall, the garage has light and power and offers ideal space for storage or dare we suggest, somewhere to keep your car.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 117.8 m²
 1266 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146  | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

country
properties