



Queen Anne's Close

Stotfold,
Bedfordshire, SG5 4LP

Offers in Excess of £650,000

country
properties

This 4 bedroom home in one of Stotfold's premier locations in Queen Anne's Close and is set in an established cul de sac of similar neo-georgian style homes. The property suits modern day living and a family friendly layout for a growing family.

- 17ft Double Garage with power and light
- Master bedroom with en-suite
- Desirable family favourite location on the edge of town
- Re-fitted stylish kitchen with feature lighting and central peninsula
- Paved driveway provides ample off road parking
- Just a short walk to local shops,schools and amenities

Ground Floor

Entrance Porch

Herringbone style wood flooring. Radiator. Door to cloakroom. Multi pane door to Entrance Hall.

Cloakroom

Vanity wash hand basin with tiled splashbacks and low level WC. Obscure double glazed window to front aspect. Tiled flooring. Radiator.

Entrance Hall

Herringbone style wood flooring. Stairs rising to first floor. Understairs storage cupboard. Radiator. Door into Kitchen/ Diner.

Living Room

18' 8" x 12' 0" (5.69m x 3.66m) Multi-pane double glazed window to front with fitted shutter. Two radiators. Open plan to reception two.

Reception Room

17' 8" x 10' 6" (5.38m x 3.19m) Feature exposed brick wall. Radiator. Multi pane double glazed window to rear. Double glazed double doors onto rear garden. Two radiators.

Kitchen / Dining Room

18' 11" x 10' 7" (5.77m x 3.22m) A range of wall and base units with roll edge worksurfaces over. Ceramic sink and drainer unit with swan neck mixer tap over. Space for gas range cooker with glass splashback. Space for American style fridge/freezer. Space and plumbing for washing machine. Central kitchen island with worksurfaces over, cupboard units, integrated wine cooler and breakfast bar. Radiator. Storage cupboard. Obscure double glazed window to rear. Multi pane double glazed window to front with fitted shutter. Two radiators.



First Floor

Landing

Multi pane double glazed window to rear. Doors into all rooms. Cupboard housing wall mounted gas boiler. Airing cupboard housing hot water tank and shelving.

Bedroom One

12' 1" x 9' 4" (3.68m x 2.85m) Master bedroom with multi pane double glazed window to rear. Radiator. Door into En Suite.

En-suite

2.74m x 1.42m (9' 0" x 4' 8") Pedestal wash hand basin, low level WC and shower cubicle with tiled splashbacks. Ceramic tiled flooring. Extractor fan. Radiator.

Bedroom Two

10' 9" (max) x 9' 0" (max) (3.28m max x 2.74m max) Multi pane double glazed window to rear. Radiator. Double wardrobe.

Bedroom Three

9' 3" (max) x 9' 0" (max) (2.83m max x 2.75m max) Multi pane double glazed window to front. Radiator. Built in wardrobe with folding door.

Bedroom Four

10' 10" x 7' 7" (3.29m x 2.31m) Multi pane double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with telephone mixer attachment, pedestal wash hand basin and low level WC. Fully tiled walls. Radiator. Multi pane obscure double glazed window to front. Ceramic tiled flooring.

Outside

Front Garden

Laid to lawn, with shrub borders. Paved path to front entrance door.

Rear garden

Laid mainly to lawn with flower and shrub borders. Paved patio area. Gated access to front.

Double Garage and Parking

17' 0" x 15' 11" (5.19m x 4.86m) Double garage with up and over door. Driveway providing off road parking for two cars.





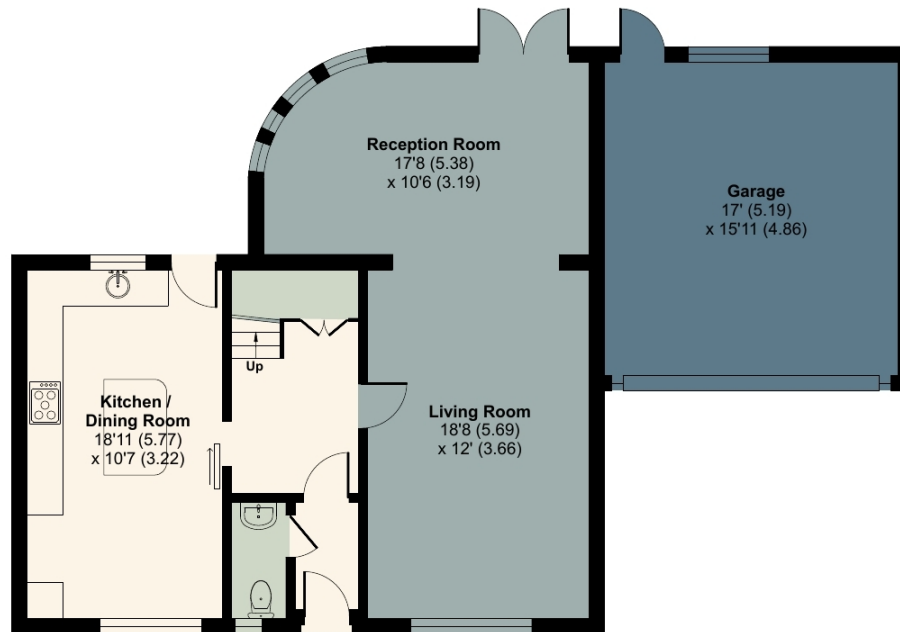
Approximate Area = 1341 sq ft / 124.5 sq m

Garage = 271 sq ft / 25.1 sq m

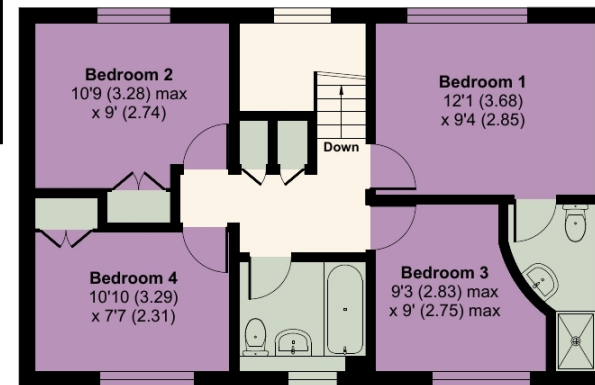
Total = 1612 sq ft / 149.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Country Properties. REF: 1252391



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

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