

Astwick Road

Stotfold,
Bedfordshire, SG5 4AP

Offers in Excess of £485,000

country
properties

This beautifully presented four-bedroom semi-detached home has been thoughtfully and sympathetically updated throughout, creating an exceptional blend of character, comfort and contemporary family living. Offering generous, versatile accommodation, the property provides an abundance of space for modern life, with well-proportioned rooms that are equally suited to relaxed everyday living and entertaining family and friends. One of the home's real highlights is its impressive garden, providing a wonderful private outdoor setting with ample space for children to play, entertaining in the warmer months or simply enjoying the peace and tranquillity of this lovely home. There is also exciting scope to further enhance and personalise the property, with the potential to extend and reconfigure the existing layout, subject to the necessary consents. Combining superb space, excellent versatility and considerable future potential, this is a wonderful opportunity to acquire a highly appealing family home in the heart of sought-after Stotfold.

- Re-decorated throughout - Just move in!
- New Kitchen and Utility fitted in 2020
- Newly block-paved driveway providing off-road parking for two cars
- Excellent travel links – Conveniently located for road and rail connections, with easy access to nearby towns and major routes including the A1(M) and Arlesey mainline station
- Potential to extend - subject to any necessary consents
- Re-fitted bathroom in 2025
- Excellent schooling options – Stotfold offers a range of local schools, including St Mary's CofE Academy, Etonbury Academy and Pix Brook Academy, making the area an appealing choice for families.
- Within walking distance to Stotfold's Green and local amenities







INTERNAL

GROUND FLOOR

Entrance

Via new part obscure glazed door into Kitchen/Breakfast room.

Kitchen/ Breakfast Room

11' 0" x 9' 3" (3.36m x 2.81m) A range of wall and base units with worksurfaces over with incorporated breakfast bar. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated electric oven and inset four burner gas hob with stainless steel extractor hood over. Integrated dishwasher. Wood effect laminate flooring. Radiator. Double glazed window to front aspect. Archway to Inner hall. Walk through to Utility room.

Utility Room

7' 6" x 5' 1" (2.28m x 1.56m) A range of wall and base level units with worksurfaces over and tiled splashbacks. Plumbing and space for washing machine. Space for fridge freezer. Pantry cupboard. Wood effect laminate flooring.

Inner Hall

Carpeted stairs rising to first floor with understairs storage cupboard. Wood effect laminate flooring. Radiator. Door to Living room and Cloakroom.

Cloakroom

Wash hand basin with tiled splashback and low level WC. Chrome heated towel rail. Wood effect laminate flooring.

Living Room

16' 10" x 14' 0" (5.14m x 4.27m) Double glazed window and sliding doors onto conservatory. Wood flooring. Feature fireplace. Spotlights. Two radiators.







Conservatory

16' 4" max x 12' 10" max (4.98m max x 3.90m max) Double glazed construction on brick base. Tiled floor with underfloor heating. Radiator. Double glazed French doors onto rear garden.

FIRST FLOOR

Landing

Access to partly boarded loft space with power and light. Double glazed window to side. Doors to all bedrooms and bathroom.

Bedroom One

14' 1" x 8' 8" (4.28m x 2.65m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bedroom Two

14' 0" x 8' 6" (4.27m x 2.58m) Double glazed window to rear aspect. Wood effect flooring. Built in wardrobes. Radiator.

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.70m) Double glazed window to front aspect. Fitted carpet. Wood paneling to dado height. Radiator.





Bedroom Four

11' 3" max x 8' 5" (3.42m max x 2.57m) Double glazed window to front. Fitted carpet. Radiator.

Bathroom

Refitted family bathroom suite comprising vanity wash hand basin, low level WC and panel enclosed bath tub with shower over and shower screen to side. Fully paneled splashback walls. Chrome heated towel rail. Tiled effect Lino flooring . Extractor fan.

OUTSIDE

Front Garden

Block paved driveway providing off road parking for two vehicles. Shingled area to side. Access to integral garage (part converted). Step up to entrance door. Gated access to rear garden. External light.

Rear Garden

Generous east facing rear garden enclosed by timber fencing, large paved patio area, shingled side areas with shrubs, grassed lawn area and raised decking area with summer house to rear. Gated side access onto driveway to front.

Summer House

10' 11" x 8' 11" (3.32m x 2.72m) Double doors and windows to front and side. Power and light.

Garage/Store

Integral garage with up and over door providing storage space. Power and light. Combination boiler. Please Note: the garage has been partially converted, providing space for the utility room.





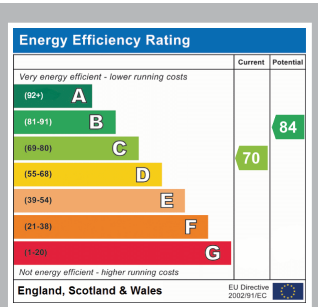




Approximate Area = 1188 sq ft / 110.3 sq m
Garage = 97 sq ft / 9 sq m
Outbuilding = 64 sq ft / 5.9 sq m
Total = 1349 sq ft / 125.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Country Properties. REF: 1516927



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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