

Vaughan Road

Stotfold,
Bedfordshire, SG5 4EN
£525,000

country properties

This impressive four-bedroom home has been extended over two levels, creating a spacious and versatile family home. The property features a stunning open-plan kitchen/diner and living area, perfect for modern family living. Situated in the heart of Stotfold, it is within walking distance of local schools and amenities, while enjoying beautiful views over open fields. Viewing is highly recommended to fully appreciate all that this property has to offer.

- Extended to create an open-plan kitchen/diner and living area, with a separate utility room and integral garage
- Ample parking for multiple cars
- Updated throughout in recent years
- Idyllic principal bedroom, complete with a Juliet balcony overlooking open views
- Family friendly location, within walking distance of local schools and amenities
- Countryside walks on your doorstep







INTERNAL

GROUND FLOOR

Entrance Hall

Fitted carpet. Door to Living room and Kitchen/Dining room. Stairs rising to first floor. Door to a storage cupboard. Radiator.

Living Room

13' 0" x 11' 5" (3.96m x 3.48m) Double glazed window to front aspect. Oak flooring. Working fireplace. Radiator.

Kitchen/ Dining / Family Room

26' 3" max x 19' 8" max (8.01m max x 6.00m) A range of wall and base units with worksurfaces over. Ceramic butler sink with swan neck mixer tap over. Tiled splashbacks. Space for range style cooker with extractor fan over. Integrated microwave. Space for dishwasher. Central kitchen island with base units and incorporating a breakfast bar. Two radiators. Door to Utility room. Door to understairs storage cupboard. Ceramic tiled flooring. Air-conditioning unit. Lantern skylight window, double glazed full height window to rear in the Dining area and bi-fold doors onto rear garden in the Family room area.

Utility Room

13' 3" max x 7' 8" max (4.05m max x 2.33m max) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit with hot and cold taps over. Tiled splashbacks. Plumbing and space for washing machine and tumble dryer. Door to Cloakroom. Double glazed window to side and obscure part glazed patio door to side.







Cloakroom

Wash hand basin with tiled splashback and low level WC. Obscure double glazed window to side aspect.

FIRST FLOOR

Landing

Doors to all bedrooms and family bathroom. Loft hatch.

Bedroom One

15' 0" max x 11' 9" (4.56m max x 3.58m) Two double glazed windows to front aspect. Wood flooring. Built in storage cupboards. Two radiators.

Bedroom Two

15' 0" max x 10' 10" max (4.56m max x 3.30m max) Master bedroom with double glazed French doors onto Juliet balcony. Wood effect flooring. Fitted air-conditioning unit. Built in wardrobes and drawers. Radiator.

Bedroom Three

11' 5" x 9' 6" (3.48m x 2.89m) Double glazed window to rear aspect. Fitted carpet. Built in storage cupboard. Radiator.





Bedroom Four

12' 6" x 7' 10" (3.82m x 2.38m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom

Bathroom suite comprising vanity wash hand basin and low level WC unit. Tiled splashbacks. Panel enclosed bath tub with shower over and folding shower screen to side and fully tiled splashback wall. Heated towel rail. Wood effect laminate flooring. Obscure double glazed window to side aspect.

OUTSIDE

Front Garden/ Driveway

Part enclosed by low brick retaining wall. Block paved driveway to front providing off road parking space for up to four vehicles. Side shingled areas. Access to integral garage. Gated side access to rear.

Rear Garden

Generous rear garden enclosed by timber fencing and mainly laid to lawn. Paved patio area. Gated side access. Rear paved patio area with Summer house and garden shed. Flower beds and established fruit tree in decorative circular surround with pebbles.

Garage

Integral garage with electric up and over door. Personnel door to Utility room.

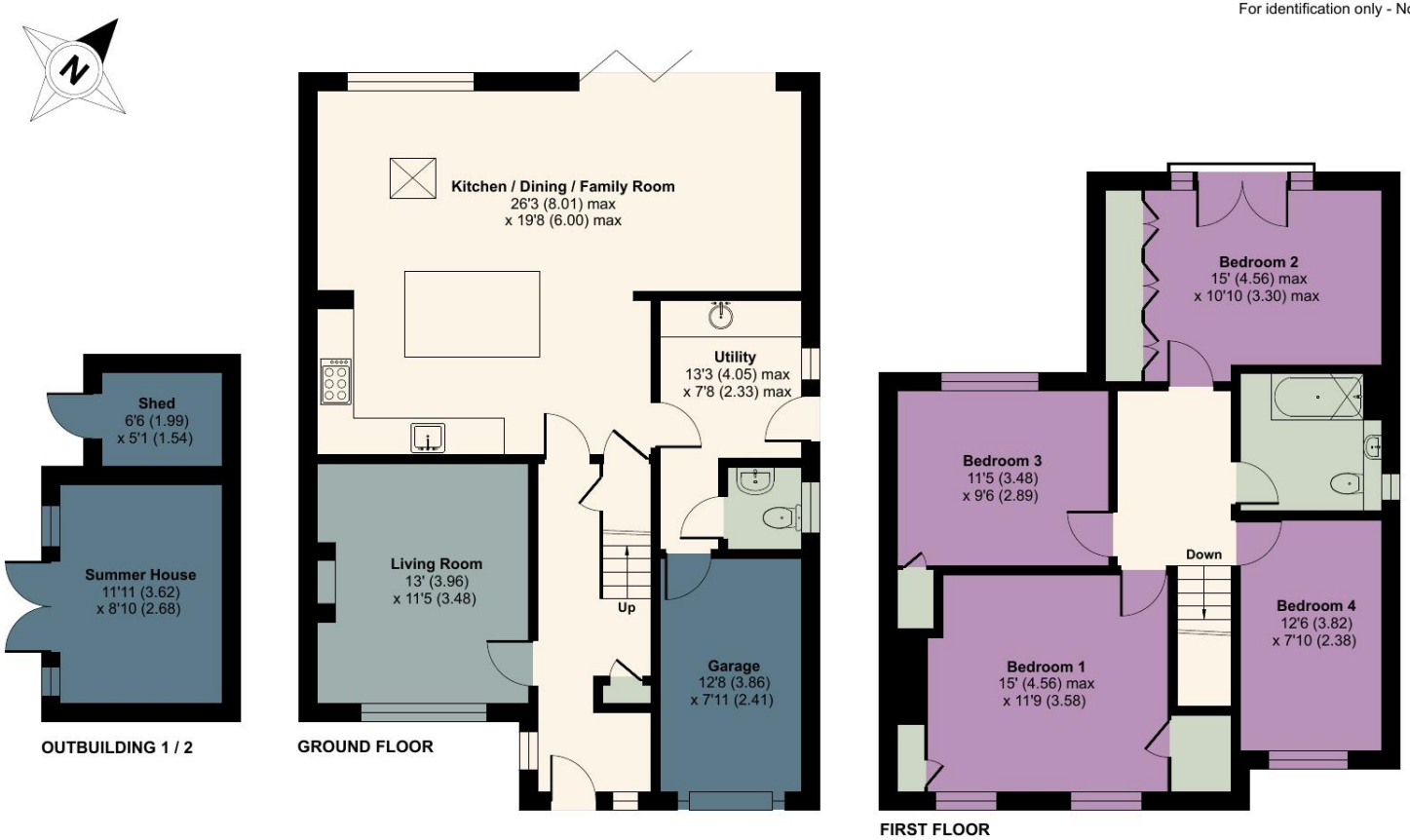








Approximate Area = 1548 sq ft / 143.8 sq m
Garage = 97 sq ft / 9 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1783 sq ft / 165.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Viewing by appointment only

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