



Norton Road

Stotfold,
Bedfordshire, SG5 4PD
£475,000

country
properties

This impressive four-bedroom detached property occupies a generous corner plot, offering an exciting opportunity to create your perfect family home in the highly sought-after town of Stotfold. Boasting over 1,500 sq ft of internal accommodation, the property provides substantial living space, complemented by an impressive corner plot offering excellent potential for modernisation, extension (subject to the necessary planning consents), or simply creating a home tailored to your family's needs. With its fantastic proportions, detached layout and desirable corner position, this property presents a rare opportunity to create a truly exceptional forever family home in a desirable Stotfold location, and is being sold CHAIN FREE.

- Corner plot in a highly desirable location
- Ample off road parking and detached garage
- Never-before marketed property
- Superb Commuter Links: Quick access to the A1(M) and nearby Arlesey Mainline Railway Station (direct fast services to London King's Cross / St Pancras).
- Potential to extend or adapt current layout (subject to any necessary consents)
- Wrap-around garden screened by mature trees and shrubs
- 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.
- CHAIN FREE



INTERNAL

GROUND FLOOR

Entrance Hall

Fitted carpet. Carpeted stairs rising to first floor with understairs storage cupboard. Further storage cupboard. Radiator. Doors to Kitchen/Breakfast room, Dining room and Bedroom four.

Kitchen/ Breakfast Room

18' 0" x 12' 11" (5.49m x 3.94m) A range of wall and base units with rolled edge worksurfaces over. Inset white ceramic sink and drainer unit with mixer tap over. Tiled splashbacks. Integrated eye level double oven and grill. Inset electric hob. Space for fridge/freezer and dishwasher. Plumbing and space for washing machine and tumble dryer. Pantry cupboard. Wood effect vinyl flooring. Radiator. Window to rear aspect. Glazed door to side.

Living Room

18' 0" x 13' 1" (5.49m x 3.99m) Two windows to side aspect. Fitted carpet. Feature exposed brick open fireplace. Wall lights. Sliding glazed doors onto Conservatory. Radiator.

Dining Room

11' 9" x 9' 8" (3.58m x 2.95m) Window to front aspect. Radiator. Archway through to Living room.

Conservatory

12' 11" x 6' 7" (3.94m x 2.01m) UPVC on brick base conservatory with wood effect vinyl flooring. Patio doors onto rear garden.

Bedroom Four

9' 10" x 9' 8" (3.00m x 2.95m) Window to front aspect. Fitted carpet. Built in wardrobes. Radiator.



FIRST FLOOR

Landing

Airing cupboard. Doors to Master bedroom, bedroom two, three and bathroom.

Bedroom One

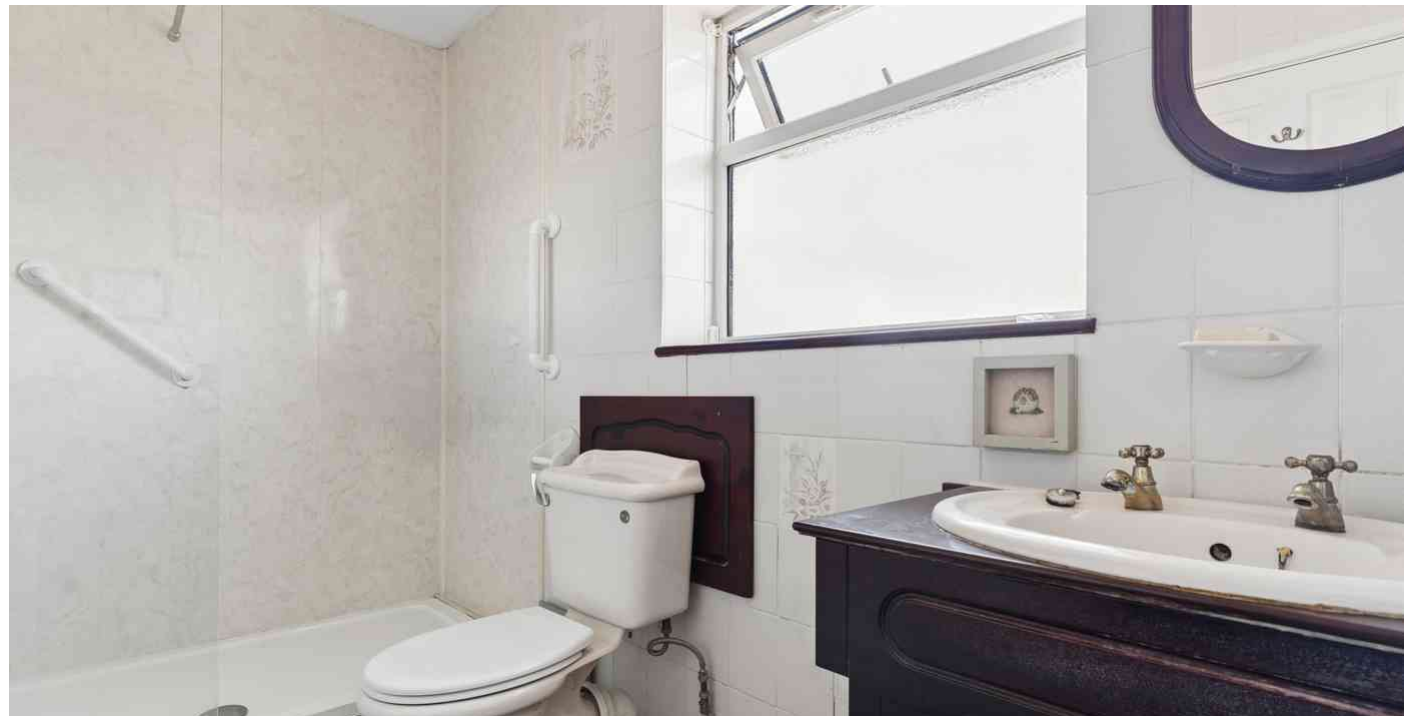
15' 0" x 12' 10" (4.57m x 3.91m) Master bedroom with window to rear aspect. Fitted carpet. Built in wardrobes. Radiator. Door to En suite shower room.

En Suite

Suite comprising vanity wash hand basin, low level WC and double shower cubicle with panel splashbacks. Part tiled walls. Radiator. Tile effect vinyl flooring. Obscure window to side aspect.

Bedroom Two

13' 8" max x 9' 9" (4.17m max x 2.97m) Dual aspect windows with walk in bay window to front and window to side aspect. Fitted carpet. Radiator.



Bedroom Three

12' 7" x 9' 4" max (3.84m x 2.84m max) Walk in bay window to front aspect. Fitted carpet. Radiator.

Bathroom

Bathroom suite comprising pedestal wash hand basin, low level WC and bath tub. Part tiled walls. Heated towel rail. Carpeted flooring. Obscure window to side aspect.

OUTSIDE

Front Garden

Enclosed by low brick retaining wall, mainly laid to lawn, with variety of mature decorative shrubs and trees. Paved path to front door.

Rear Garden

Private rear garden mainly laid to lawn, with variety of mature shrubs and trees. Paved patio area. Two timber sheds to remain. Gated side access onto driveway.

Garage and Parking

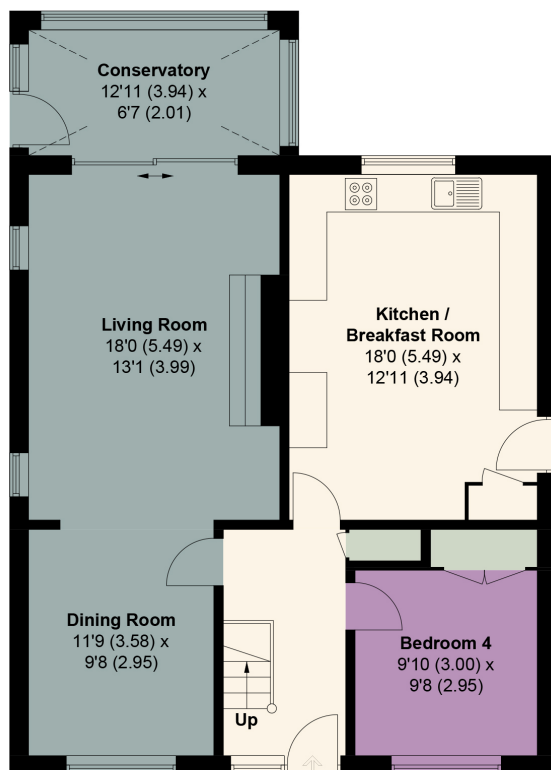
Oversized single garage with up and over door. Window to rear. Integral store with access from rear garden. Block paved driveway providing off road parking space for two vehicles.



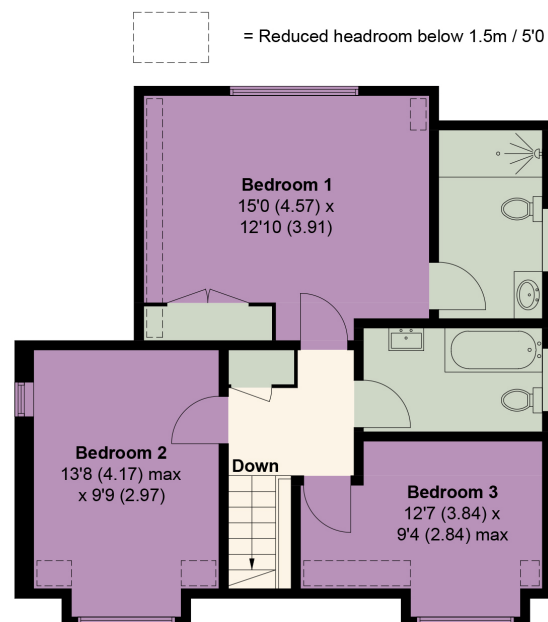




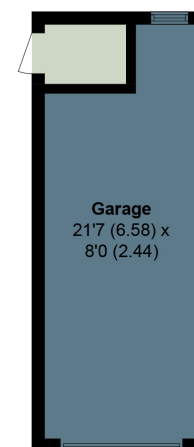
Approximate Area = 141.6 sq m / 1,524 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 157.8 sq m / 1,698 sq ft



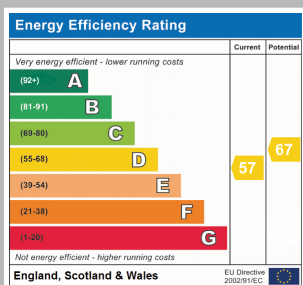
GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)



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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