



NORGANS
Surveyors & Estate Agents

76 REGENT STREET
STOTFOLD



76 Regent Street
 Stotfold
 Bedfordshire SG5 4DZ

Guide Price £350,000

A beautifully presented, semi detached cottage that has been the subject of considerable investment and improvement within recent years to create both a stylish and spacious home with off street parking, carport and good sized private garden.

The property is well placed for many amenities and excellent communication links. It retains many character features that harmonise well with modern quality fittings. The accommodation features a front sitting room with a central feature open fireplace. An open plan dining room plus a large refitted shaker style kitchen with appliances and quartz worktops. In addition there is a rear lobby with a utility cupboard plus a large bathroom with a separate walk in shower cubicle. Upstairs there are two large double sized bedrooms. The property is heated via a gas fired combination boiler and the windows and doors are double glazed. To the rear of the property is a workshop with enormous potential. An early viewing is highly recommended.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Solid entrance door opening to;-

OPEN PLAN LIVING AREA

20'6" x 12'11" (6.25m x 3.94m)

Comprising sitting room and dining room;-

SITTING ROOM

uPVC double glazed multi pane window to front. Central cast iron fireplace with patterned ceramic tiled inset and tiled hearth. TV point. Built in storage cupboards and shelving to either side of chimney breast. Roll top radiator. Luxury vinyl click Oak effect flooring.

DINING ROOM

Under stairs storage cupboard. Luxury vinyl click Oak effect flooring. uPVC double glazed window to rear. Coved ceiling. Door to;-

KITCHEN

15'6" x 10'8" (4.72m x 3.25m)

Stable door to side. uPVC double glazed window to side. New Shaker style navy kitchen with a good range of matching wall mounted and floor standing storage cupboards with soft close doors and drawers. Ample quartz worksurfaces with matching back splashes, integrated drainer and ceramic butler sink with brass mixer tap. Integrated Neff dishwasher (not tested), Neff double oven (not tested), AEG five ring gas hob and ceiling mounted extractor (not tested). Spot lighting. Under unit lighting. Coved ceiling. Stairs to first floor. Matching wine rack and storage shelving. Space for American style fridge freezer with plumbing. Continued vinyl click flooring from the Dining Room. Vertical radiator. Built in pantry cupboard with shelving. Door to;-

INNER LOBBY

With Utility cupboard housing washing machine and tumble dryer (not tested). Access to the bathroom plus a built in airing cupboard with a gas fired combination boiler (not tested) and linen shelving. Access to loft space.

BATHROOM

11'4" x 6'8" (3.45m x 2.03m)

Frosted double glazed window to side. White suite comprising Low Level W.C. panelled bath with mixer tap shower attachment and separate walk in shower cubicle. Part ceramic tiled walls. Pedestal wash hand basin. Roll top radiator. Recessed spot lighting.

ON THE FIRST FLOOR

LANDING

Access to loft space. Doors to bedrooms 1 & 2.

BEDROOM ONE

12'5" x 10'9" (3.78m x 3.28m)

uPVC double glazed multi pane window to front. Radiator. Central chimney breast. Painted floorboards. Coved ceiling.

BEDROOM TWO

9'7" x 9'2" (2.92m x 2.79m)

uPVC double glazed window to rear. Painted floorboards. radiator. Central chimney breast. Worksurface/desk unit. Shelving. Coved ceiling.

OUTSIDE

WORKSHOP

11'3" x 6'0" (3.45m x 1.83m)

Partly glazed entrance door. Power and light.

REAR GARDEN

60' x 22' approx (18.29m x 6.71m approx)

To the immediate rear of the property is a substantial paved patio area that is partly enclosed with trellis and a low brick wall surround. The rear garden is laid mainly to lawn with a central paved pathway that provides access to an additional raised timber deck seating area. The rear garden is enclosed by panelled fencing and features stone chipped flower and shrub boarders. Outside light and tap.

CARPORT

15'3" x 8'2" (4.65m x 2.49m)

With vaulted roof. Light. Gate to rear garden.

FRONT GARDEN

Enclosed by white picket fence. Laid mainly to lawn. Flower and shrub boarders. Pathway to front door and driveway.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 75sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current D

Potential B

FLOOR PLANS

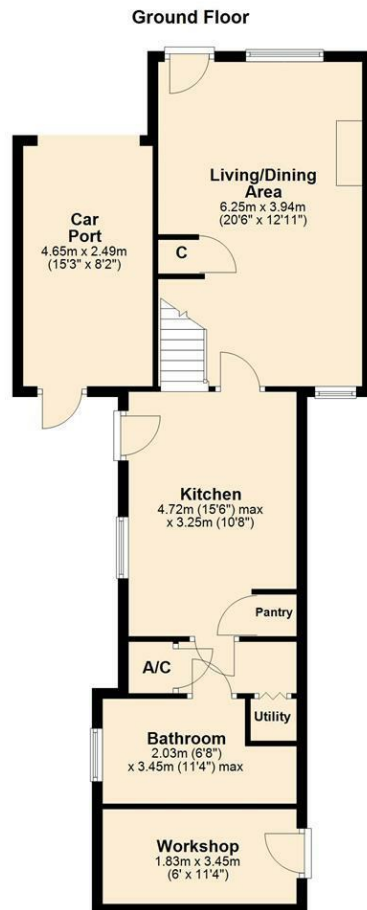
Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

TENURE - FREEHOLD

We are advised that this property is Freehold.



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