



Prince William Close
Stotfold | SG5 4PR

AGENT HYBRID

Guide Price £425,000



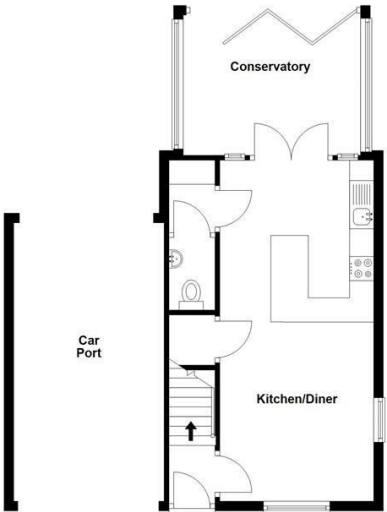
GUIDE PRICE £425,000 - £450,000 * We are delighted to present this very well presented three-bedroom semi-detached home, situated within an exclusive private turning of just seven houses. Built by Bryant Homes (now Taylor Wimpey) to their sought-after Fyfield design, this charming property offers a perfect blend of contemporary style and practical family living. Ideally positioned within easy reach of the A1(M), it also benefits from a small green and playpark directly in front, providing a safe and enjoyable space for children to play independently. The home is arranged over three spacious levels, beginning with the entrance hallway that leads into a beautifully designed open-plan kitchen and dining area. Stretching the full depth of the house, this space is perfect for both everyday living and entertaining. The modern white shaker-style kitchen is complemented by sleek quartz worktops, a breakfast bar, and stylish tiled flooring throughout. Adjacent to the kitchen is a useful utility area, offering added convenience, which in turn leads to the downstairs WC. French doors open into a fully glazed conservatory, a stunning addition that floods the space with natural light. Featuring bi-fold doors, the conservatory seamlessly extends the living area into the landscaped rear garden. The first floor presents a thoughtfully designed layout, offering a modern, fully tiled family bathroom, two generously sized double bedrooms, and a spacious dual-aspect lounge that serves as the heart of the home. A unique mezzanine feature adds an architectural element to the space, providing a stylish glimpse into the dressing area of the master suite above. Occupying the entire top floor, the luxurious master suite is a true retreat. The well-proportioned bedroom is complemented by a run of His & Hers fitted wardrobes, offering ample storage. A modern, fully tiled en-suite enhances the space, providing both comfort and style. Externally, the property boasts a maintained rear garden, designed for both relaxation and entertaining. A raised, tiled patio seating area steps down to the lawn, creating a perfect outdoor space. Additionally, a private carport provides secure off-road parking for at least two vehicles. This exceptional home combines modern design, unique features, and a highly desirable location, making it an ideal choice for families and professionals alike. Viewing is highly recommended to fully appreciate everything this property has to offer.

DIMENSIONS

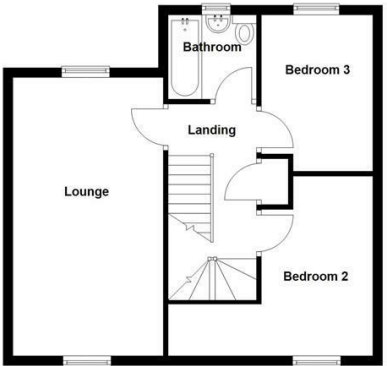
- Entrance Hallway
- Kitchen/Diner 23'3 x 10'7
- Utility
- Downstairs WC
- Conservatory 12'1 x 9'7
- Lounge 19'0 x 10'3
- Bedroom 2: 13'7 x 12'2 (max to max)
- Bedroom 3: 10'6 x 7'5
- Family Bathroom 5'9 x 5'8
- Bedroom 1: 10'8 x 10'8 (excl robes area)
- Dressing Area 10'3 x 5'0
- En-Suite 10'6 x 4'4

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		

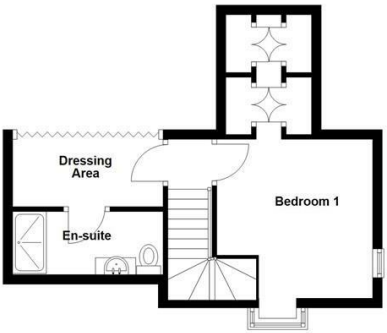
Ground Floor
Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor
Approx. 48.7 sq. metres (524.6 sq. feet)



Second Floor
Approx. 27.9 sq. metres (299.8 sq. feet)



Total area: approx. 136.4 sq. metres (1468.5 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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