



PLOT 5 KINGSOAK HITCHIN



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Hitchin
Hertfordshire SG4 7BF

Guide Price £795,000

LAST ONE REMAINING!

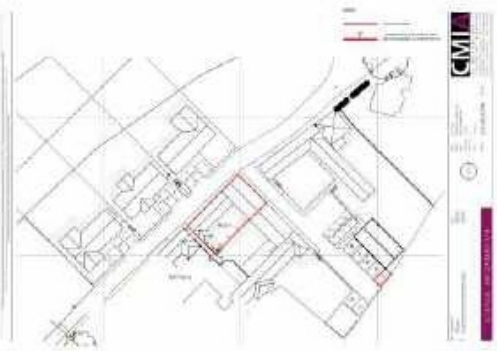
We are offering for sale the opportunity to purchase the last remaining property at the exclusive KingsOak development.

Situated in a discreet location on the southern outskirts of Hitchin, yet still with convenient access to amenities and good local schools and A1(M). This converted two storey barn offers spacious accommodation spread over two floors and benefits from underfloor heating to the ground floor, impressive kitchen dining family room with integrated white goods and bi-fold doors opening onto the rear garden. Separate fitted utility room. Good sized lounge. A further reception room offer the flexibility of use as a study/playroom or even a useful fourth bedroom with a shower room next to. On the first floor the vaulted ceilings offer a light and airy feel with the master benefiting from an en suite shower room. two further bedrooms and a four piece jack and jill stylish bathroom suite. Garage, parking and gardens. Internal viewing is a must!



Viewings:

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door opening to:-

Entrance Hall

Incorporating oak and glazed staircase to the First Floor with storage under. Built-in storage cupboards housing boiler and water tank (not tested). Door to rear. Windows to front and rear. Openings to Sitting Room. Doors to Snug and Shower Room:

Shower Room

Fitted with a white suite comprising Low Level W.C with concealed cistern. Contemporary wash hand basin with mixer tap and vanity storage below. Shower cubicle with hand held shower and fixed head shower (not tested). Tiled floor. Part tiled walls. Meter cupboard. Frosted window to front.

Study/Snug/Bedroom 4 9'8" x 12'10" (2.954m x 3.922m)

Door to garden.

Sitting Room 18'4" x 22'9" (5.583m x 6.933m)

Measurements include staircase and hall. Impressive full height window to front. Opening to:-

Dining Kitchen Family Room 13'7" x 29'0" (4.138m x 8.830m)

Fitted with an impressive kitchen comprising matt cashmere handleless soft closing cupboards, pull out larder cupboard and drawers with worktops over. Neff integrated dishwasher (not tested). Neff larder style integrated fridge (not tested). Neff single slide and hide oven, microwave and warming plate (not tested). Blanco stainless steel sink with mixer tap over. Island with matching storage and worktops with pop up sockets. Fitted Neff induction hob (not tested) with contemporary stainless steel recirculating extractor above (not tested). Windows to both sides. Tiled flooring. Bi-fold doors to garden. Part vaulted ceiling. Door to:-

Utility Room 13'7" x 7'10" (4.138m x 2.400m)

Fitted with a range drawers with worktops over, broom cupboard and integrated Neff larder freezer (not tested). Freestanding Neff washing machine and tumble dryer (not tested). Blanco sink unit with mixer tap over. Window to front. Door to garden. Tiled flooring. Extractor fan.

ON THE FIRST FLOOR

Landing

Impressive landing with vaulted ceiling and attractive original exposed beam. Windows to front and rear. Velux window. Doors to all Bedrooms. Door to Bathroom.

Bedroom One 13'8" x 9'9" (4.163m x 2.975m)

Vaulted ceiling with full height impressive window to front. Sliding door to:-

En-Suite

Fitted with a white suite comprising W.C with concealed cistern. Wash hand basin with mixer tap and vanity storage below. Shower cubicle with hand held shower and fixed head shower head (not tested). Frosted window to front.

Bedroom Two 10'6" x 9'0" (3.210m x 2.748m)

Vaulted ceiling. Measurements include recess. Window to rear.

Bedroom Three 10'7" x 9'0" (3.215m x 2.746m)

Vaulted ceiling. Measurements exclude walkway recess providing access to bedroom with door to bathroom, allowing it to be an en suite. Measurements include recess in bedroom. Window to front.

Jack and Jill Bathroom

Accessed from both the landing or Bedroom 3 and can be isolated from either allowing it to be the main bathroom or an en suite to Bedroom 3.

A stylish room with impressive vaulted ceiling with exposed beam. Velux window. Extractor. Fitted with a four piece suite comprising Low Level W.C. With concealed cistern. Bath with central mixer taps, shower cubicle with hand held and fixed head

showers. Dual wash hand basin with mixer taps over with vanity storage below. Shaver socket. Part tiled walls. Tiled floor. Heated towel rail.

OUTSIDE

Gardens

A patio area adjoins the house and lawn area. Outside tap. Outside light. Outside socket. Gated access to side. Utility door to garage.

Garage & Parking

Attached garage with stable opening doors. Power and light. Separate allocated parking space. Communal visitors parking.

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.

COUNCIL TAX BAND

To be allocated.

GROSS INTERNAL FLOOR AREA

166.53sqm/1,792.51sqft.

SERVICES

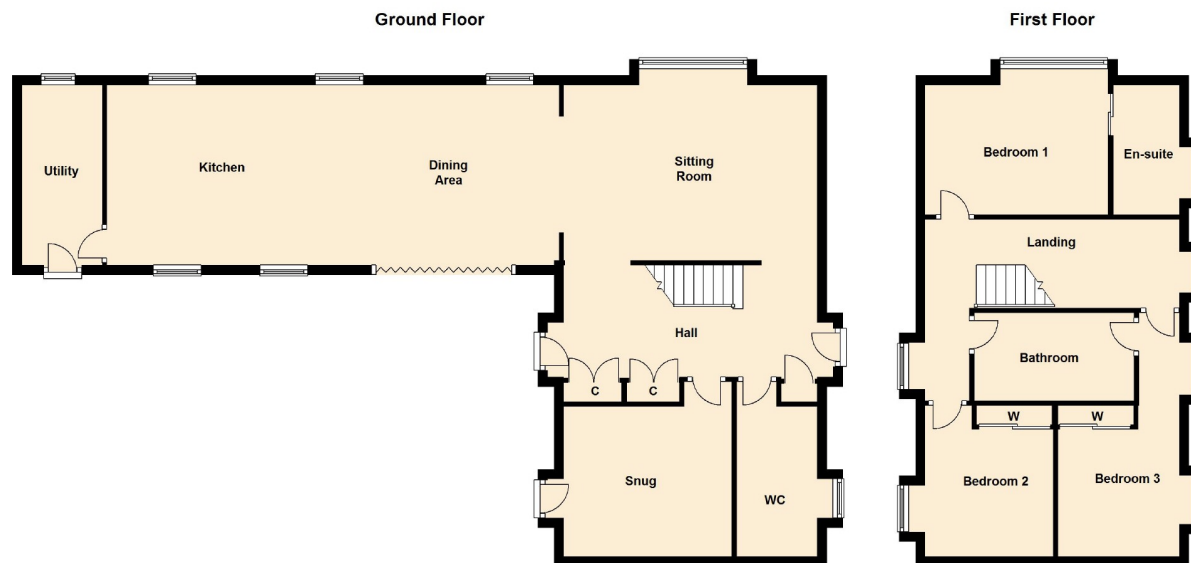
All mains services except gas. Calor gas tank to be installed to serve the entire development - individually metered for each plot.

AGENTS NOTE

Measurements - All measurements are approximate and have been scaled from the Architects drawings. Please note the architects coloured drawing of the site within these details is for illustrative purposes only.







Plot 5, Kings Oak, Stevenage Road, Hitchin