



3 LISTER AVENUE  
HITCHIN



**3 Lister Avenue**  
Hitchin  
Hertfordshire SG4 9ES

**Guide Price £950,000**

A highly attractive 1920's house extended and remodelled to create a stunning contemporary home situated in one of Hitchin's most sought after private roads.

The design detail, the quality of fittings and the decor throughout combine to create a home of considerable style and elegance which cleverly manages to respect the original architectural features and enhance them.

It is impossible within the scope of these details to fully furnish prospective purchasers with the complete information on this stunning property however as the vendors sole agents we would be delighted to discuss matters arising from them with any genuinely interested parties. Viewing essential and strictly by appointment. CHAIN FREE.



#### **Viewings:**

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance door to:-

#### Entrance Hall

Staircase to first floor with wooden newel post and handrail plus cupboard beneath. Wood flooring. Double glazed multi-paned windows to front. Doors to:-

#### Cloakroom

Refitted with a white suite comprising low level W.C, washbasin with chrome stand and matching chrome taps over. Part tiled walls. Ceramic tiled floor. Extractor fan.

#### Sitting Room 3.63m x 3.91m (11'11" x 12'10")

Plus bay window to front. Painted wooden fireplace surround with inset Art Deco style chrome fireplace with tiled hearth. Deep skirtings. Wooden flooring. Double glazed multi-paned bay window to front.

#### Living Room 6.43m x 4.45m (21'1" x 14'7")

Including built-in library unit with fitted shelving and drawers. Wall light points. Deep skirtings. Wooden flooring. Velux opening skylights. Double glazed casement doors with matching side panels to patio and rear garden.

#### Kitchen/Breakfast Room 7.92m x 5.18m max (26'0" x 17'0" max)

Comprehensively fitted with a superb Hacker Kitchen comprising handleless base cupboards with drawers including wide double pan and cutlery drawers plus matching wall mounted cupboards. A long range of built-in storage cupboards with shelving. Worksurfaces and upstands in attractive silestone. Integrated 1½ bowl sink unit with chrome mixer taps over. Integrated large fridge and separate freezer (not tested). Built-in Miele double oven and grill (not tested) with deep NEFF warming drawer (not tested). NEFF five burner gas hob unit including wok burner (not tested) with NEFF extractor fan over (not tested). Fabulous island unit with overhang for informal bar seating. Recessed spotlights. Central ceiling light plus three over island lights. Wall mounted central heating thermostat. Italian tiled flooring. Multi-paned double glazed casement doors with matching side panels opening on to the patio and rear garden.

#### Utility Room 3.33m x 2.06m (10'11" x 6'9")

Comprehensively fitted with a range of base cupboards with drawers and matching wall mounted cupboards. Inset ceramic sink unit with mixer taps over. Eye level NEFF double oven and grill (not tested). Wall mounted gas fired boiler (not tested). Space and plumbing for a washing machine. Space for a tumble dryer. Ceramic tiled floor. Double glazed window to side with casement door providing side access to the front and rear.

### ON THE FIRST FLOOR

#### Landing

Built-in airing cupboard housing hot water cylinder (not tested). Access to loft space. Recessed halogen spotlights. Wall mounted central heating thermostat. Wall light. Doors to:-

#### Master Bedroom 6.27m x 5.16m (20'7" x 16'11")

Measurements include the En-Suite Shower Room. Plus a full height range of built-in wardrobe cupboards. Wooden flooring. Recessed halogen spotlights. Traditional style radiator. Wall mounted central heating thermostat. Double glazed windows to rear. Door to:-

#### En-Suite Shower Room

Fitted with a suite comprising double shower cubicle with fixed rainhead shower and separate handheld shower unit (not tested), wall mounted washbasin with cupboard beneath and low level W.C. Attractive floor and wall tiling. Chrome ladder radiator. Recessed spotlights. Obscure glass double glazed window to side.

#### Bedroom Two 4.06m x 3.02m (13'4" x 9'11")

Radiator. Double glazed multi-paned window to front.

#### Bedroom Three 3.58m x 3.35m (11'9" x 11'0")

Radiator. Double glazed window to rear.

#### Bathroom

Comprehensively refitted with a superb four piece suite comprising deep Bette bath with handheld shower attachment and mixer taps over, CP Hart pedestal washbasin, separate fully tiled shower cubicle and low level W.C. Walk-in double linen cupboard with shelving. Heated towel rail. Ceramic tiled floor. Part ceramic tiled walls. Obscure glass double glazed window to front.

### OUTSIDE

#### At the Front

A gravelled driveway provides off-street parking for several vehicles including herbaceous borders. Access to the side of the property to the superb professionally landscaped rear gardens.

#### Rear Garden

Landscaped in the contemporary style with large paved patio area adjoining the house leading to pathways to a secondary patio at the rear of the garden. Pleached beech hedging rises above neat borders stocked with contemporary planting with wide neat lawns between. Pitched roof timber garden shed. Substantial olive trees providing a mediterranean feel. Large bowl water feature (currently on order). Wiring for lighting throughout the garden area. Plot enclosed by panelled fencing. Trees and climbing shrubs to the boundaries providing year long interest.

### 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

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

### EPC RATING

TBA

### FLOOR AREA

Approx .....sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

### SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.



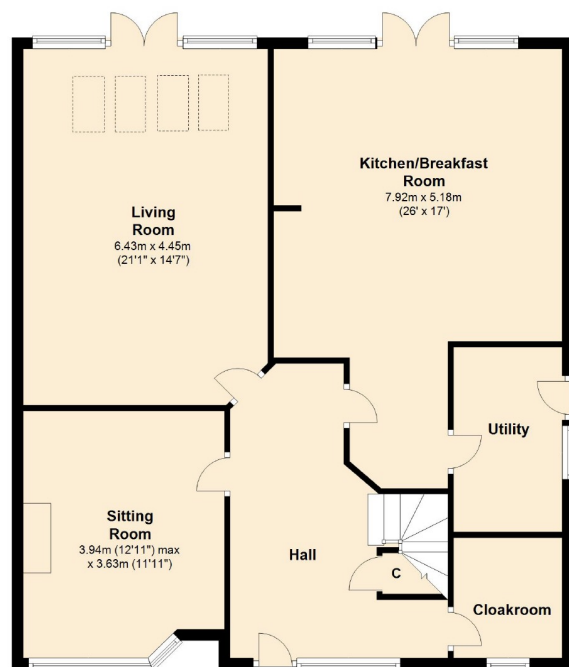








Ground Floor



First Floor



3 Lister Avenue, Hitchin