

BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | belvoir.co.uk | [@belvoirherts](https://www.instagram.com/belvoirherts)

Stevenage Road, St. Ippolyts, Hitchin, SG4 7PE



Offers Over £650,000

Freehold

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BE SOLD, BE WITH BELVOIR! SPACIOUS SEMI DETACHED HOUSE with LARGE GARDENS AND ANNEXE - Belvoir are delighted to market this spacious semi detached village house, that already offers great space for the family and has scope to extend if required. (stpp). The accommodation includes living room with open fire, well fitted kitchen, cloakroom, four bedrooms, master with en suite as well as the family bathroom and shower room. There is a ONE BEDROOM SELF CONTAINED ANNEXE with its own entrance door, that could either be kept separate or integrated into the main accommodation. Large gardens surrounding the property, with driveway parking for several vehicles. MOTIVATED SELLER

The village of 'St Ippolyts' is named after the Saint Hippolytus, Patron Saint of Horses and adjoins Gosmore, beautiful Hertfordshire villages close to Hitchin. Amenities include the church, popular JMI School, shop, community centre and two 'locals'. Countryside walks on your doorstep.

All within easy access of Hitchin town centre and access to motorway links.



GROUND FLOOR

Entrance Hall

Door to the front, window to the side. Stairs to the first floor with storage below. Large storage cupboard with window.

Living Room

18'2" x 10'11" (5.54 x 3.35)

Dual aspect room, Patio doors to the garden and window to the front. Open fireplace with marble hearth and wooden surround.

Kitchen/Breakfast Room

13'1" x 11'3" (3.99 x 3.43)

Refitted with high gloss fronted wall and base units. Stainless steel sink with mixer tap. Space for range style cooker, integrated dishwasher, fridge and freezer. Wooden flooring. Window to the front.



Inner Lobby

Space for appliances, tiled floor. Door to the garden. Wall mounted gas central heating boiler.

Cloakroom

Low level w.c., wash hand basin.

FIRST FLOOR

Landing

Window to the side.

Main Bedroom Suite

16'0" x 14'4" (4.90 x 4.39)

Window to the side.

En suite Shower Room

Suite comprising shower cubicle, low level w.c., wash hand basin.

Bedroom Two

14'0" x 8'11" (4.27 x 2.74)

Window to the side.

Bedroom Three

10'11" x 8'11" (3.35 x 2.74)

Window to the rear.

Bedroom Four

7'8" x 6'11" (2.36 x 2.11)

Window to the front.

Family Bathroom

Suite comprising bath, wash hand basin, low level w.c. wall tiling, towel radiator.

GROUND FLOOR ANNEXE

Living/Kitchen Area

19'5" x 10'5" (5.92 x 3.18)

Patio doors to the garden, window to the side. Kitchen area: Range of wall and floor units, built-in electric hob, oven and extractor. Stainless steel sink unit with mixer tap. Wall mounted gas central heating boiler. Door to the front.

Bedroom

11'8" x 10'2" (3.56 x 3.12)

Shower Room

OUTSIDE

Gardens

Extensive lawned areas to the rear, and side. Paved area to the side with the oil tanks. gated access to the front. Fencing to the boundaries, Established shrubs and trees.

Driveway and front Garden

Lawned areas with established trees and shrubs. Gated access to the driveway with plenty of parking space.

Outbuildings

Large Summer House

Agents Note

Council Tax Band: D

North Herts District Council

Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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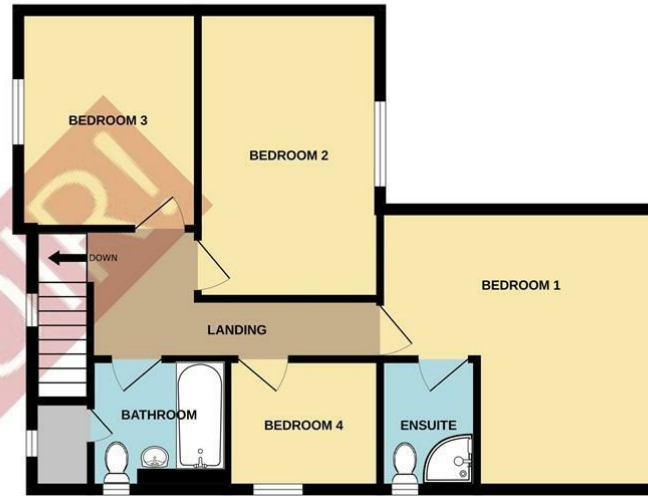




GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: D