

BELVOIR!

Belvoir Hitchin

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

Salisbury Lane, Offley, Hitchin, SG5 3EG



Guide Price £550,000

Freehold

BE SOLD, BE WITH BELVOIR! BEAUTIFUL BUNGALOW! Belvoir are delighted to offer for sale this delightful detached three bedroom bungalow in the charming and sought after village of Offley set in the Hertfordshire rolling countryside. The property enjoys flexible accommodation with separate reception rooms, bathroom and cloakroom, well proportioned bedrooms and modern kitchen. Sunny walled garden, ample parking, garage and utility room completes the versatile property.

Just over three miles to the vibrant market town of Hitchin, Offley is well served by local amenities with a highly regarded primary school, farm shop, cafe, church, recreation ground with tennis club, fishing lakes, local hairdressers, several public houses/restaurants and the 17th-century manor house Offley Place Country House Hotel. Numerous public foot paths for those countryside walks and served by local bus routes with further ease of access to the A505, A1(M), M1 and mainline station at Hitchin with fast services to London, Cambridge and Peterborough.



Renovated to a high standard throughout by the current owner, to include new wiring, LPG gas installation for heating and cooking, and replacement double glazing to mention a few. Accommodation comprises:



Entrance

Under storm porch via uPVC front door with sidelite, into:

Hallway

Smooth skimmed ceiling. Storage cupboard. Oak laminate flooring. Radiator.

Lounge

17'2" x 12'11" (5.25m x 3.95m)

Smooth skimmed ceiling. uPVC double glazed French doors to garden with sidelites. Feature fireplace. Oak laminate flooring. Two radiators.

Kitchen

11'11" x 10'9" (3.65m x 3.30m)

Smooth skimmed ceiling with recessed downlighting. uPVC double window to side aspect. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel one and a half bowl sink inset to granite work surface with drainer grooves. Built-in eye level double oven and separate microwave. Stainless steel four burner gas hob with stainless steel chimney hood extractor over. Integrated appliances include fridge freezer and full size dishwasher. Ceramic tile flooring. Radiator. Door to:

Rear Lobby

Courtesy door to side access. Doors to cloakroom and dining room.

Cloakroom

Suite comprising hand wash basin mounted in vanity unit and low level push-button flush WC. Radiator.

Dining Room

11'11" x 11'3" (3.65m x 3.45m)

Smooth skimmed ceiling. uPVC double glazed French doors to garden with sidelites. Oak laminate flooring. Radiator.

Bedroom One

12'11" x 11'11" (3.95m x 3.65m)

Smooth skimmed ceiling. uPVC double glazed window to front aspect. Built-in wardrobes. Radiator. Hatch providing access to loft space via drop-down ladder (central heating boiler house in loft).

Bedroom Two

11'7" x 10'7" (max) (3.55m x 3.25m (max))

Smooth skimmed ceiling. uPVC double glazed window to front aspect. Built-in wardrobes. Radiator.



Bedroom Three/Study

10'0" x 8'2" (3.05m x 2.50m)

Smooth skimmed ceiling with Velux skylight and recessed downlighting. Radiator.

Bathroom

Smooth skimmed ceiling with recessed downlighting. Fully tiled suite comprising free-standing 'claw foot' bath with chrome mixer tap and shower attachment, enclosed corner shower cubicle, pedestal mounted hand washbasin and low level push-button flush WC. Ceramic tile flooring. Towel radiator. Extractor.



Front Garden

Enclosed by brick built raised planter. Mainly laid to lawn with feature circular central planter. Brick paved driveway providing off-street parking for several vehicles and leading to both front door and garage. Gated access to rear.

Rear Garden

Wall enclosed. Paved seating area leading to lawn. Established plant borders. Side access. Courtesy door to utility and garage.



Garage & Utility

Single garage with power, lighting and electric roller door. Door to utility room. uPVC double glazed window to rear aspect and door to garden. Space and plumbing for washing and tumble dryer.

PROPERTY INFORMATION

Council Tax - Band E

EPC Rating: F

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
1278 sq.ft. (118.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	32	
(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: E

TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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