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Peppercorn Walk, Hitchin

BELVOIR!

Guide price £465,000



Key Features

- Spacious family home
- Large living/dining room
- Integrated garage
- Three bedrooms
- Master with en-suite
- Well-appointed kitchen
- Family bathroom and cloakroom
- EPC rating D
- Freehold





Welcome to this charming property located on Peppercorn Walk in the sought-after area of Hitchin. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three bedrooms and three bathrooms, including a luxurious en suite in the main bedroom, there is plenty of space for everyone.

Convenience is key with this property, as it offers parking for two vehicles, a garage, and easy access to the town and the station. For families, the proximity to popular schools makes the location even more desirable. Whether you're looking for a cozy family home or a place to host gatherings with friends, this property on Peppercorn Walk has it all.

Don't miss out on the opportunity to make this house your new home in the heart of Hitchin. Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by rail to London, Cambridge and Peterborough. The historic cobbled square and town centre, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times. Schooling in Hitchin boasts a number of outstanding OFSTED ratings.

GROUND FLOOR

Entrance Hall

Cloakroom

Window to the front. Low level w.c., wash hand basin.

Dining Room 2.97m x 2.75m (9'8" x 9'0")

Window to the front. Open plan to the living area.

Kitchen 2.75m x 2.40m (9'0" x 7'10")

Window to the rear. Range of wall and base units. Circular stainless steel sink unit with mixer tap. Four ring gas hob with oven below and extractor over. Wall mounted Worcester gas central heating boiler (we are advised installed approximately 6 years ago) Tiled floor.

Living Area 4.68m x 2.71m (15'4" x 8'10")

Patio doors to the garden. Stairs to the first floor, under-stair storage cupboard.

FIRST FLOOR

Landing

Access into the loft space, which has a pull-down ladder. Cupboard.

Main Bedroom 3.84m x 2.91m (12'7" x 9'6")

Window to the front.

Bedroom Two 2.91m x 2.85m (9'6" x 9'4")

Window to the rear.

Bedroom Three 2.32m x 3.03m (7'7" x 9'11")

Window to the front.

Family Bathroom

Suite comprising bath, wash hand basin and low level w.c. Window to the rear.

En-suite

Large shower cubicle, low level w.c., wash hand basin. Tiled walls, extractor, heated towel radiator.

EXTERIOR

Garage 5.44m x 2.38m (17'10" x 7'9")

Electric up and over door. Light and power and water point.

Front Garden

Driveway parking in front of the garage. Lawn and established flowers and shrubs.



Rear Garden

A wonderful feature of the property. Patio area adjoining the property and steps up to the lawned area. Fencing to the boundaries. Garden shed. Established flowers and shrubs.

AGENT NOTE

Council Tax Band: D (North Hertfordshire District Council)
EPC Rating: B

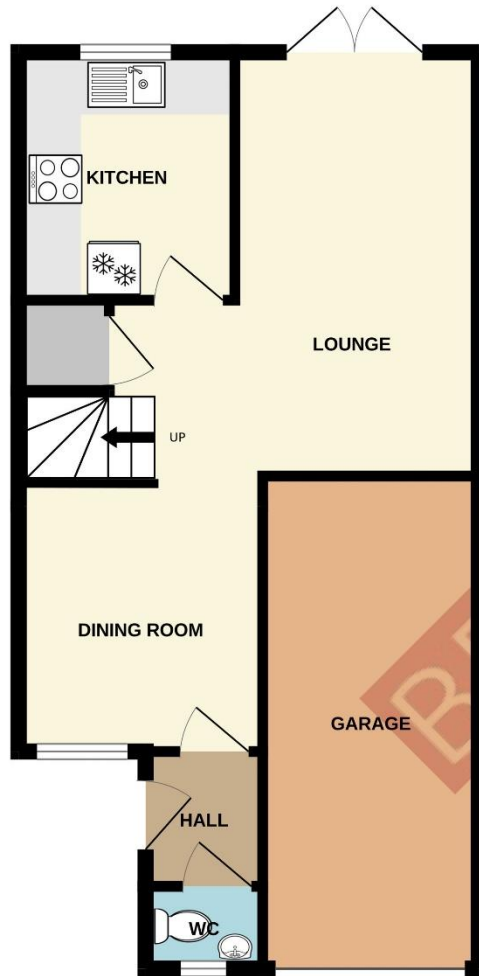
DISCLAIMER

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.

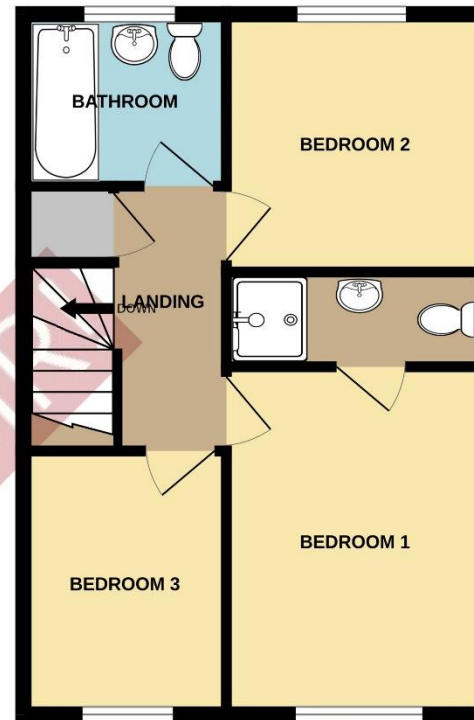




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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