



Because property is personal with...

Sturgeons Way, Hitchin

BELVOIR!

Guide price £775,000



Key Features

- Recently Extended Semi Detached
- Fabulous Spacious Kitchen/Dining Room
- Accommodation over Three Floors
- Refitted Shower/Bathrooms
- Driveway Parking
- Large Rear Garden
- EPC rating E
- Freehold





EXTENDED AND REFURBISHED - Belvoir are delighted to market this family house, extensively extended to offer accommodation that can be adapted to suit individual needs. Fabulous kitchen/dining room that has been refitted with plenty of storage, central island and built-in appliances. Garden annexe with living space and wet room. Large outside space, off road parking for several cars and a garage.

Being offered **CHAIN FREE** - within easy access of the town centre and the station.

GROUND FLOOR

Entrance Hall

Tiled floor throughout the ground floor. Cupboard housing the hot water cylinder.

Snug Room 4.15m x 3.62m (13'7" x 11'11")

Bay window to the front.

En suite 2.55m x 3.97m (8'5" x 13'0")

Suite comprising wash hand basin, low level w.c. Window to the front.

Kitchen/Dining Room 5.23m x 5.60m (17'2" x 18'5")

Fabulous spacious area with an extensive range of wall and floor units. Integrated appliances, central island with storage. One and half bowl sink unit with mixer tap. Door to the side and bi-fold doors to the rear garden. Skylight providing additional natural lighting.

Bathroom

Suite comprising bath, separate shower. Low level w.c., wash hand basin. Towel radiator, extractor. Tiled walls and flooring, extractor.

FIRST FLOOR

Landing

Window to the side. Laminate flooring throughout this floor.

Cloakroom

Suite comprising low level w.c., wash hand basin. window to the rear.

Bedroom 3.50m x 4.24m (11'6" x 13'11")

Window to the rear.

Bedroom 3.63m x 3.48m (11'11" x 11'5")

Window to the front.

Bedroom 2.42m x 2.71m (7'11" x 8'11")

Window to the side and the front. Built-in wardrobe.

SECOND FLOOR

Landing

Window to the side and the rear.

Bathroom

Suite comprising bath with shower over, wash hand basin, low level w.c. Towel radiator, velux window.

Bedroom 3.69m x 2.43m (12'1" x 8'0")

Window to the rear. Laminate flooring.

Bedroom 3.37m x 1.90m (11'1" x 6'2")

Velux window to the front. Eaves storage cupboards.

EXTERIOR

Garden Annexe

Accommodation includes three separate areas. Wet room (1.85 x 1.45) including shower, wash hand basin and low level w.c. Window to the side.

Living Area: (4.30 x 3.16) window to the side.

Bedroom: (2.54 x 3.08) window to the side.



Rear Garden

Large space, mainly concreted. Steps to the rear. Fencing to the boundaries. Gated access to the front. Brick built store.

Front Garden

Driveway parking for several vehicles. Small garden area.

Garage

Metal up and over door. Personal door to the side.

PROPERTY INFORMATION

EPC Rating: E

Council Tax Band: C North Hertfordshire 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.

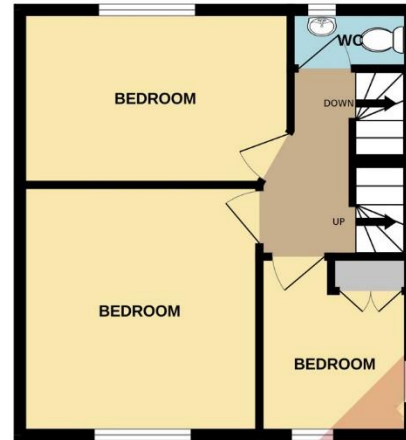




GROUND FLOOR
716 sq.ft. (66.9 sq.m.) approx.



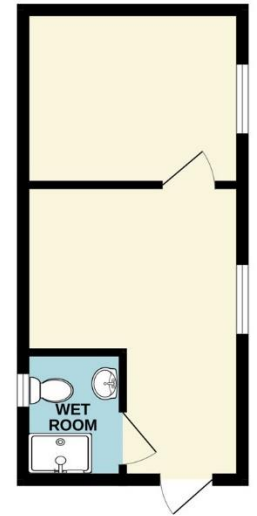
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



ANNEX/GARDEN ROOM
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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