



Holly Lodge

15a Coach Drive, Hitchin, Hertfordshire, SG4 9AP

Gavin Mills
POWERED BY

UK



Holly Lodge

Guide Price £1,000,000

A beautifully presented, three double bedroom detached home, situated in a highly sought after private road in Hitchin.

Holly Lodge has been subject to an extensive and high-specification refurbishment programme by the present vendor and now offers versatile accommodation set over two floors with further potential to extend, subject to planning permission.

Ground floor accommodation

The entrance hall has stairs rising to the first floor and access to the cloakroom and the converted garage, currently used as a games/family room which has a fully insulated door to the front and a built-in utility area. To the rear of the staircase is a separate study.

The kitchen, fitted in 2021, comprises a range of Smallbone, solid ash, hand-painted cabinets with quartz worktops over. There is an inset oversized sink with a Quooker boiling tap and a range of integrated Siemens appliances including two single ovens, a five-ring induction hob, a fridge/freezer, a microwave, and a dishwasher.

The kitchen area is open plan to the dining /sitting room which has a feature fireplace with an inset Gazco Loft, gas fire. There are bi-folding doors opening out to the rear garden along with access to the conservatory from the dining area.

First floor accommodation

The master bedroom has a window overlooking the rear garden. There is a walk through dressing area leading to the ensuite comprising a Matki shower enclosure with an Aqualisa shower, a CP Hart cabinet with sink, and a Catalano toilet.

There are two further double bedrooms, both with built-in wardrobes and a family bathroom which comprises and CP Hart bath and sink, a Matki shower enclosure with an Aqualisa shower, and a Catalano toilet.

Outside

To the front of the property is a Graveltech, resin-bonded driveway, laid in 2023, offering off street parking for three vehicles, the driveway is bordered by flower and shrub beds.

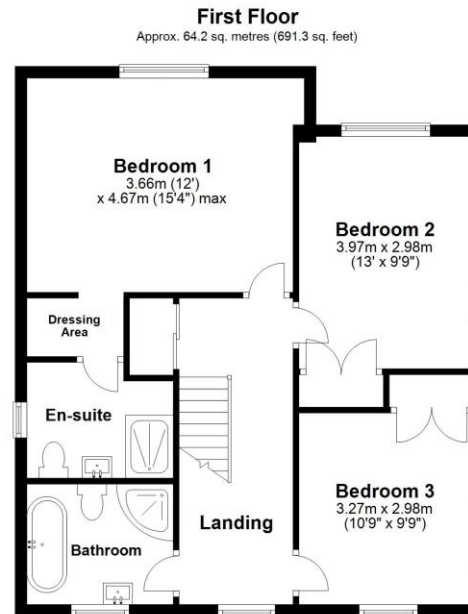
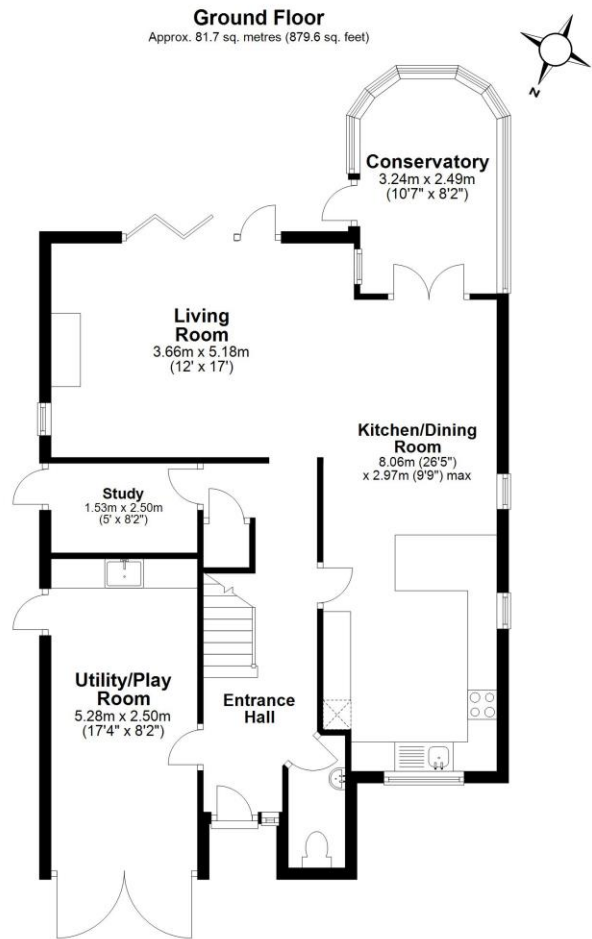
To the rear, the southerly facing garden is laid to artificial lawn and stone patio with raised flower and shrub beds.

Location

Holly Lodge is located on Coach Drive, a highly regarded private road, on the edge of Hitchin towards Gosmore village and conveniently positioned within walking distance, (0.7 miles), to Hitchin Town Centre.



Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 145.9 sq. metres (1570.9 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.