

The Wicks

19 Pirton Road, Hitchin, Hertfordshire, SG5 2BD

Gavin Mills



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19 Pirton Road

Offers in Excess of £1,500,000

A beautifully presented five bedroom, four bathroom, detached family home, situated in a highly sought-after location, within walking distance to Hitchin Town Centre.

Originally built in 1935, and for sale for the first time in 32 years, the property has been substantially extended and improved by the present owners and now offers a wonderful blend of character and contemporary features throughout.

The front door, covered by a storm canopy, opens to the entrance hall which has access to the WC and an oak staircase rising to the first floor. There is solid oak flooring which continues through to the snug which has a feature fireplace with an inset gas fire and a bay window to the front with a fitted window seat below.

The kitchen has a range of fitted wall and base-level units along with a breakfast island which all have granite worktops over. There is an inset sink with a boiling tap and fitted water softener. There are a range of integrated appliances including a double oven, a fridge, a washer/dryer, and a dishwasher. There is a walk-in pantry with space for a freezer.

The kitchen is open plan to the dining room which is underfloor heated and has a part vaulted ceiling with skylights and two sets of bi-folding doors opening out to the rear garden decking. The dining area is open plan to the sitting room that has a feature fireplace with an inset woodburning stove style, gas fire.

The Master bedroom has a bay window to the front, a feature fireplace, and an en-suite shower room. Bedroom two is a dual-aspect room with built-in double wardrobes and an ensuite shower room. There are two further bedrooms on the first floor along with a family bathroom which has a rolltop bath, twin basins, and a WC.

The guest bedroom, located on the second floor, has a variety of built-in storage and an en-suite bathroom with a rolltop bath and skylight to the rear aspect.

The gravel driveway is screened to the front by mature hedges and trees. There are raised, retained flower and shrub beds to either side of the drive which provides off-street parking for several vehicles.

Gated access to the side leads to the landscaped rear garden which has two raised decking seating areas and a lawn, enclosed by mature hedges and bordered by a variety of flower and shrub beds.



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

Approximate Gross Internal Area
 Ground Floor = 96.3 sq m / 1,036 sq ft
 First Floor = 65.6 sq m / 706 sq ft
 Second Floor = 25.3 sq m / 272 sq ft
 Total = 187.2 sq m / 2,014 sq ft

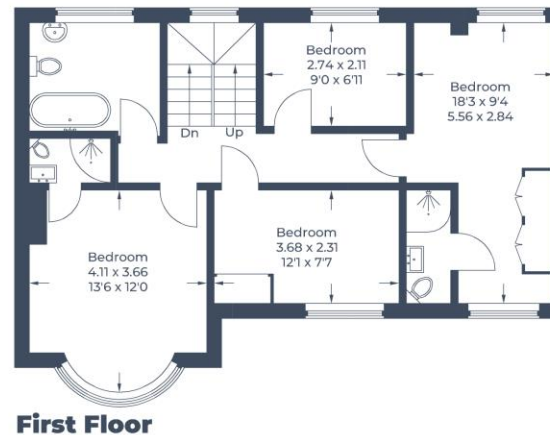
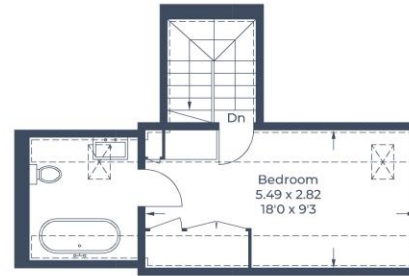
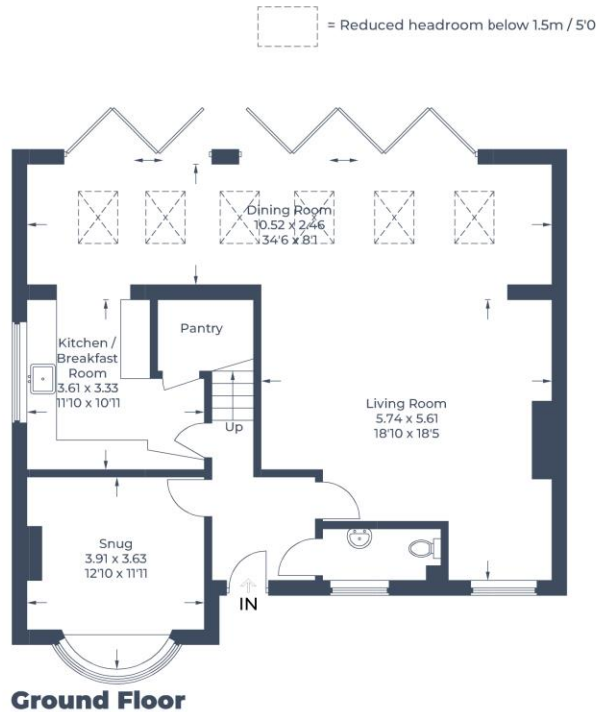


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 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.