



23 Dale Close

Hitchin, Hertfordshire, SG4 9AS





23 Dale Close

Offers in Excess of £900,000

A three bedroom detached property, situated in one of Hitchin's most sought-after addresses.

The purchase of 23 Dale Close presents the incoming new owner with a wonderful and increasingly rare opportunity to renovate and extend, creating an amazing family home, bespoke to their individual design, in a fantastic location.

Ground Floor Accommodation

The entrance hall has stairs rising to the first floor with a storage cupboard below and access to the WC.

The kitchen/utility area comprises a range of fitted wall and base level units with worktops over and an inset sink and drainer. There is a built-in oven along with space for an American style fridge/freezer, a dishwasher, and a washing machine and tumble dryer in the utility area.

The sitting room has original woodblock flooring and feature fireplace with a tiled hearth and surround. There are windows to both the front and side along with double doors leading to the conservatory.

First Floor Accommodation

The Master bedroom has a range of built-in wardrobes and storage and a window to the front aspect. There are two further bedrooms, both with windows overlooking the rear garden. There is a family bathroom and a separate WC.

Gardens

To the front, wrought iron gates open to the block paved drive leading to a tandem-length garage/gym with power and light connected.

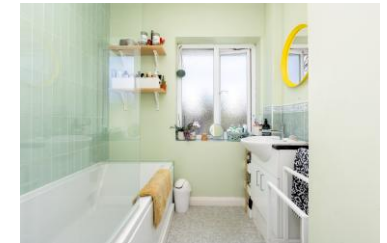
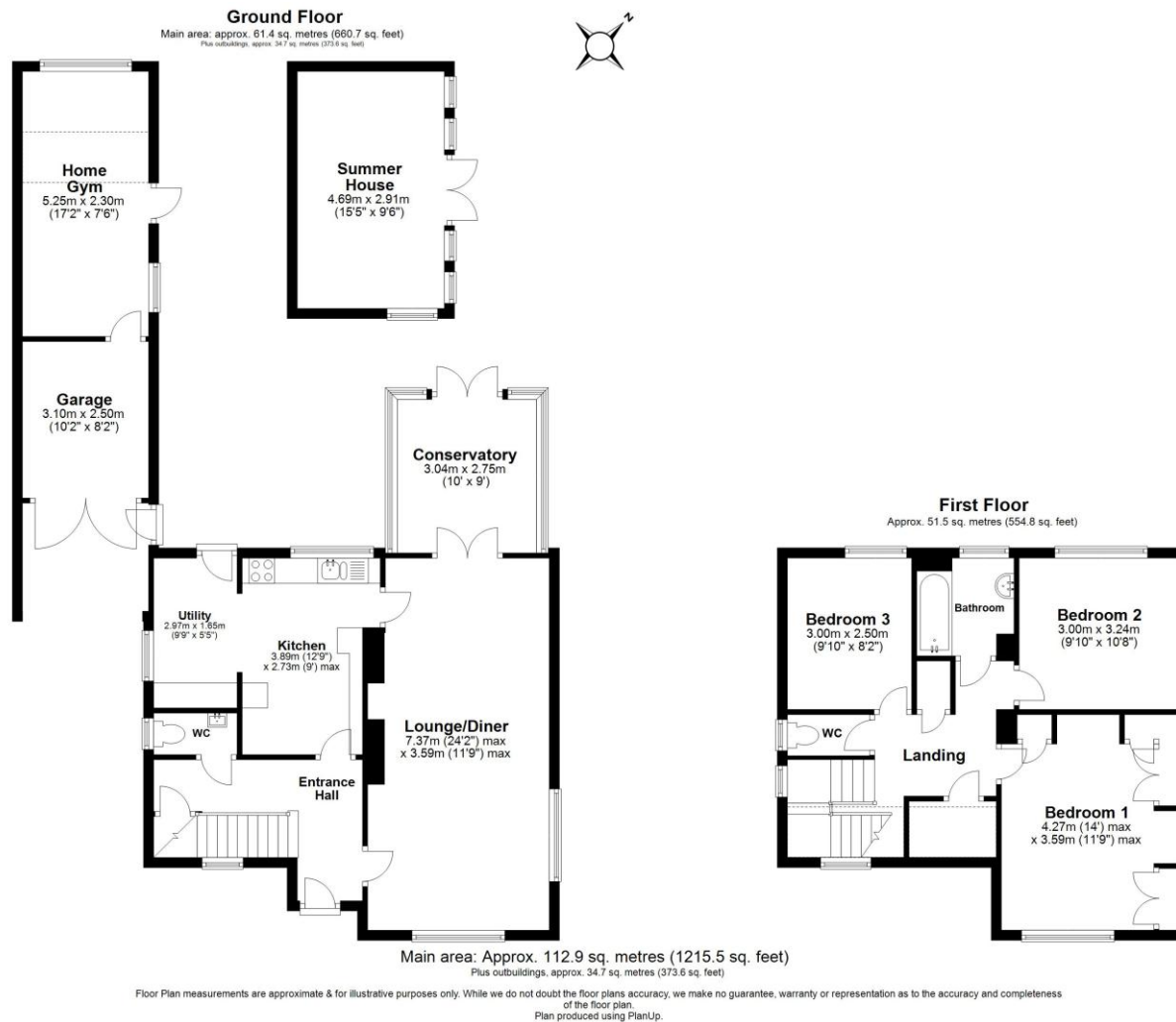
To the rear, the mature, private garden is laid to a paved patio seating area and lawn, enclosed by a variety of mature hedge and tree borders. There is a feature pond and a recently installed summer house with power and light connected.

Location

Dale Close is a cul-de sac situated in the highly sought-after SG4 9 postcode on the south side of Hitchin, offering convenient access to the Town Centre, train station, highly regarded schools as well as rolling open countryside on the doorstep.



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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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Gavin Mills



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.