

1 COOPERS ALLEY  
HITCHIN



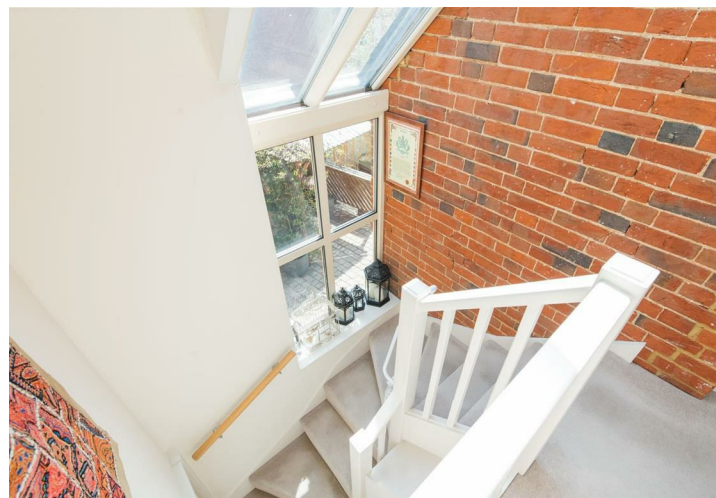
**1 Coopers Alley**  
Hitchin  
SG5 2DH

**Guide Price £750,000**

This hidden gem located in the heart of the Town Centre is without doubt one of the most interesting properties we have seen!

Created in 2007, this unique three bedroom detached house is really rather special. With just a door access from Coopers Alley, little can be assumed from this aspect. Once inside, this split level property comes alive and features vaulted ceilings, exposed brickwork, underfloor heating on both ground and first floor levels and double glazing including bi-fold doors opening onto a private hard landscaped garden.

This property also has the benefit of two underground parking spaces within the Coopers Yard development.



**Viewing**

By appointment with Norgans Estate Agents.



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance door opening to:-

#### Hall

9'2" x 3'7" (2.8m x 1.1m)

Plus large airing cupboard. Tiled floor with underfloor heating. Door to Kitchen and Cloakroom. Steps leading down to Living Room.

#### Cloakroom

6'2" x 3'3" (1.9m x 1.0m)

Fitted with a white suite comprising vanity washbasin and low level W.C. Natural brick faced wall. Understairs storage cupboard. Tiled floor with underfloor heating.

#### Living Room

17'8" x 15'8" (5.4m x 4.8m)

Wood flooring with underfloor heating. Chimney recess with wood burner and storage cupboards to both recesses with shelving over. Understairs storage cupboard. Stairs to first floor. Bi-fold doors opening to the garden.

#### Dining Kitchen

19'8" x 13'9" max (6.0m x 4.2m max)

A stunning part vaulted space with 5.4m height ceiling. Fitted with a range of floorstanding and wall mounted shaker style storage units with drawers. Granite worksurfaces. Integrated washing machine (not tested). Integrated dishwasher (not tested). Range cooker with hob, splashback and extractor hood over (not tested). American style fridge freezer (not tested). Further dresser style unit with wine fridge (not tested). Velux rooflight. Historical decorative window to side. Two windows to rear. French doors to the rear garden.

### ON THE FIRST FLOOR

#### Landing

Wrap over windows extending into the vaulted ceiling. Exposed natural brickwork. Underfloor heating. Doors to:-

#### Bedroom One

8'10" x 13'9" (2.7m x 4.2m)

Vaulted ceiling. Low level windows to rear. Velux rooflight.

#### En-Suite

6'6" x 5'2" (2.0m x 1.6m)

Measurements exclude the shower cubicle recess. Fitted with a white suite comprising vanity washbasin, low level W.C and fully tiled shower cubicle. Tiled floor with underfloor heating. Eaves storage. Exposed natural brickwork. Vaulted ceiling with velux windows.

#### Bedroom Two

10'9" x 6'10" (3.3m x 2.1m)

Plus a full width range of wardrobes. Underfloor heating. Low level window to side.

#### Bedroom Three

9'6" x 6'10" (2.9m x 2.1m)

Underfloor heating. Dormer window to rear.

#### Bathroom

6'2" x 5'6" (1.9m x 1.7m)

Fitted with a contemporary white suite comprising bath, low level W.C and vanity washbasin. Towel radiator. Tiled floor with underfloor heating. Tiled walls. Velux rooflight.

### OUTSIDE

#### Parking

Underground secure parking for two cars in Coopers Yard. Bays are labelled Coopers Alley bays 1 and 1

#### Rear Garden

The garden runs the full width and is blockpaved with a gazebo. Steps lead to a raised synthetic lawn area. Further steps lead to a split level side raised deck area with garden shed, bin storage area and gated access to the front. External power points. Outside lighting.

### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### FLOOR AREA

Approx 99sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

### EPC RATING

Current C; Potential B.

### SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

### VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

### GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

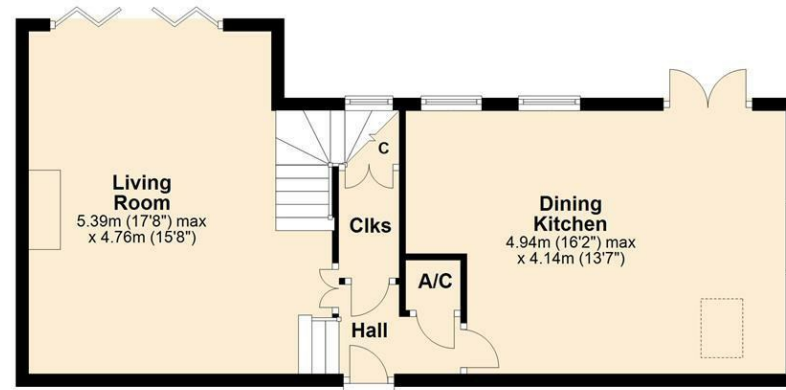
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### Ground Floor



### First Floor

