



28 GRANGE CLOSE
HITCHIN



28 Grange Close

Hitchin

SG4 9HD

Guide Price £665,000

Situated on the southern tip of Hitchin with good access to the neighbouring countryside is this outstanding extended home. Professionally extended and refitted to an exceptionally high standard, combined with re arranged accommodation, this home is on point with modern trends. A full width re extension with vaulted ceiling and bifold doors open onto west facing private garden. A work from home pod with auto lighting has been added to cope with modern living. Refitted dining kitchen, utility, ground floor cloakroom, 3 bedrooms and refitted bathroom. Simply too much detail to list, viewing a must!!



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Oak entrance door with stained glass panel opening to:-

Reception Hall

16'8" x 10'5" (5.08m x 3.18m)

Reducing to 1.00m. Wood panelled walls to half height. Light oak effect flooring. Recessed spotlights. Radiator. Stairs to first floor. Oak doors opening to Study, Cloakroom, Dining Kitchen and Utility.

Study

6'10" x 6'6" (2.08m x 1.98m)

Radiator. Oak effect flooring. Double glazed window to front.

Cloakroom

Fitted with a white suite comprising vanity washbasin with storage beneath and low level W.C. Radiator. Tiled walls to half height. Extractor fan. Oak effect flooring. Double glazed window to side.

Social Kitchen

18'8" x 9'2" (5.69m x 2.79m)

Fitted with a range of shaker style floorstanding and wall mounted storage units with drawers. Oak worksurfaces. Integrated Bosch induction hob (not tested) with

Samsung extractor fan over (not tested). Integrated Bosch double oven (not tested). Integrated Bosch dishwasher (not tested). Central island unit with a 1 1/2 bowl stainless steel sink unit with mixer tap. Wood panelled walls to half height. Geometric ceramic tiling to walls. Oak effect flooring. Vertical radiator. Deep under stairs storage cupboard. Recessed spotlights. Art Deco style glazed doors opening to Living Room.

Utility Room

8'2" x 5'6" (2.49m x 1.68m)

Wall mounted shaker style unit. Oak worksurfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Space for upright fridge freezer. Wall mounted Ideal gas fired boiler (not tested). Oak effect flooring. Glazed door to side passageway.

Living Room

18'8" x 10'2" (5.69m x 3.10m)

A stunning room with vaulted ceiling featuring four velux rooflights. Wood panelled walls to half height. Recess for TV and audio system. Vertical radiator. Two sets of bi-fold doors opening to the sun terrace and rear garden. Two wall light points.

ON THE FIRST FLOOR

Landing

Loft access hatch with retractable ladder. Large storage cupboard with hanging rails. Wood panelled walls to half height. Radiator. Oak doors to all Bedrooms and Family Bathroom.

Bedroom One

13'1" x 9'2" (3.99m x 2.79m)

Feature panel effect wall. Radiator. Double glazed window to front. Television point. Two wall light points.

Bedroom Two

9'10" x 9'2" (3.00m x 2.79m)

Radiator. Double glazed window to rear.

Bedroom Three

10'2" x 9'6" (3.10m x 2.90m)

Radiator. Double glazed window to front.

Family Bathroom

7'6" x 5'10" (2.29m x 1.78m)

Plus a large recess housing a shower cubicle. Fitted with a contemporary white suite comprising bath, vanity washbasin and low level W.C. Towel radiator. Tiled walls with feature recess. Oak effect flooring. Double glazed window to rear. recessed spot lighting.

OUTSIDE



Garage/Store

Reduced length garage with up and over vehicular entry door. Power and light connected.

Driveway Parking

Blockpaved driveway providing off-street parking for 2-3 cars. Gated side passageway providing access to the rear garden.

Rear Garden

The rear garden extends to approx 30ft in depth and features a Southerly aspect with sun terrace immediately adjacent to the rear of the house with the remainder laid to lawn. Flower and shrub borders. Fully enclosed by panelled fencing.

Garden Room

10'6" x 5'6" (interior measurements) (3.20m x 1.68m (interior measurements))

A quality, contemporary inspired Garden Room by Wohobo with Cedar cladding and front veranda. With a double glazed sliding entrance door, wired Ethernet port, wireless lighting and concealed LED lighting plus various plug sockets.

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 101sqm. 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

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

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.

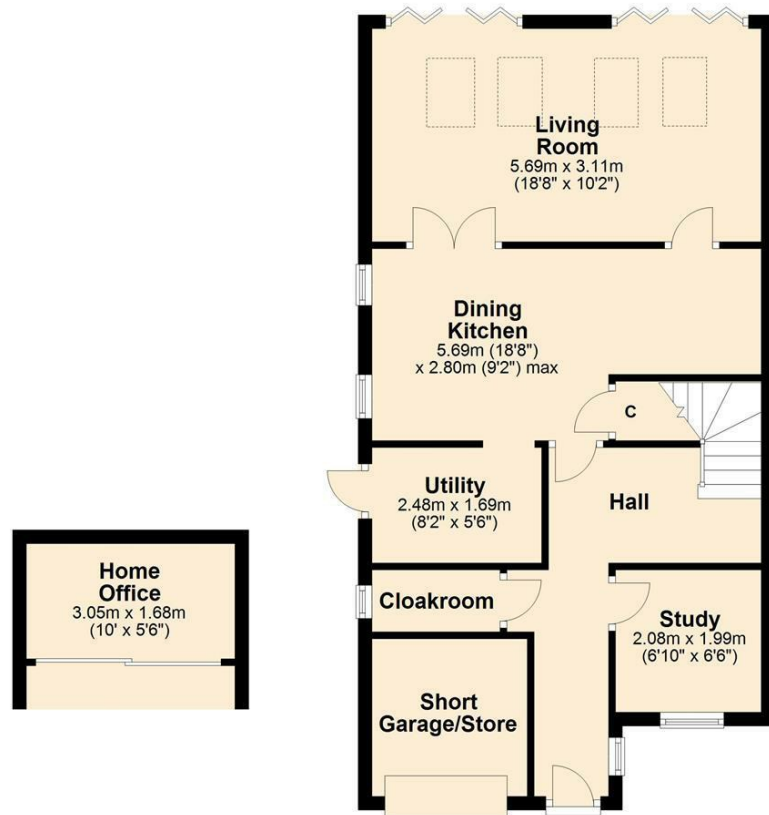
You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.



TUTTS

Ground Floor



First Floor

