



OAKWAYS NEWLANDS LANE
HITCHIN



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Hitchin

Hertfordshire SG4 9BB

Guide Price £1,175,000

CHAIN FREE SALE!!!!!!

With an exceptionally private plot tucked away behind electric gates with a private driveway of some 100ft in length. Accessed from the highly desirable leafy 'Newlands Lane', offering good access to both the stunning surrounding countryside and Hitchin's vibrant town centre, this detached 1960's Modernist design home is sure to appeal.

Vaulted reception hall with galleried landing and glass panelled staircase greets you with an array of versatile rooms on both floors. With lots of glass, the accommodations feels light and airy. Subject to the usual consents, this home offers considerable scope to adapt, extend etc.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance Hall

10'2" x 4'3" (3.1m x 1.3m)

Plus built-in cloaks cupboard and shelved cupboard. Engineered oak flooring. Full height double glazed window to side. Open to:-

Reception Hall

12'9" x 9'10" (3.9m x 3.0m)

Engineered oak flooring. Open tread staircase with glass panels. Vaulted ceiling extending to 5m in height. Velux rooflights. Radiator. Coved ceiling. Recessed spotlights. Double glazed full height window to front. Meter cupboard. Glazed doors to Study and Dining Area.

Study

12'1" x 11'5" (3.7m x 3.5m)

Engineered oak flooring. Radiator. Coved ceiling. Double glazed window to front. Door to Sitting Room.

Sitting Room

19'4" x 11'9" (5.9m x 3.6m)

Engineered oak flooring. Two radiators. Coved ceiling. Double glazed window to side. Double glazed windows to both sides and double glazed French doors with matching glazed side panels opening to the South facing sun terrace. Door to Utility.

Utility Room

12'5" x 6'10" (3.8m x 2.1m)

Fitted with a range of high gloss floorstanding and wall mounted units with drawers. Worksurfaces with stainless steel sink unit and mixer tap. Tiled floor. Space and plumbing for washing machine. Walk-in storage cupboard 1.8m x 1.2m. Tiled floor. Radiator. Water softener. Double glazed window to rear. Doors to Kitchen/Breakfast Room and Lobby.

Lobby

Oak effect flooring. Double glazed window to side. Door to garden.

Cloakroom

5'6" x 5'2" (1.7m x 1.6m)

Fitted with a suite comprising low level W.C and vanity washbasin. Radiator. Tiled floor. Double glazed window to rear.

Family Room

14'1" x 12'1" (4.3m x 3.7m)

Fireplace. Oak effect flooring. Coved ceiling. Radiator. Three windows overlooking the rear garden. Open plan to Dining Kitchen.

Dining Kitchen

31'2" x 7'10" (9.5m x 2.4m)

The Kitchen area is fitted with a range of floorstanding and wall mounted contemporary white high gloss units with drawers. Granite worksurfaces and matching upstand. Integrated gas five burner hob (not tested) with glass splashback and stainless steel extractor hood over (not tested). Integrated stainless steel oven (not tested). Integrated stainless steel microwave (not tested). Integrated stainless

steel warming drawer (not tested). 1.5 bowl undermounted sink unit with integrated drainer and mixer tap over. Breakfast bar. Under unit lighting. Recessed spotlights. Coved ceiling. Radiator. Oak effect flooring. Glazed double doors returned to the Reception Hall. Double glazed window to side. Double glazed door to side. Double glazed casement door and window opening to the sun terrace with South-Westerly aspect. Doors to Cloakroom and Utility Room.

ON THE FIRST FLOOR

Galleried Landing

Approx 6.7m long. Velux window to front. Recessed spotlights. Coved ceiling. Doors to all Bedrooms and Family Bathroom:-

Bedroom One

14'1" x 13'1" max (4.3m x 4.0m max)

Measurements include a range of fitted wardrobes. Oak flooring. Radiator. Coved ceiling. Recessed spotlights. Dual aspect double glazed windows to front and side. Door to En-Suite.

En-Suite

10'5" x 5'6" (3.2m x 1.7m)

Fitted with a white suite comprising fully tiled shower enclosure, vanity washbasin and low level W.C. Tiled floor. Part tiled walls. Recessed spotlights. Heated chrome towel radiator. Double glazed window to rear.

Bedroom Two

15'8" x 11'9" max (4.8m x 3.6m max)

Fitted wardrobes. Access to loft space. Access to eaves storage cupboards. Radiator. Double glazed window to side.



Bedroom Three

11'5" x 7'6" (3.5m x 2.3m)

Radiator. Fitted wardrobe. Oak flooring. Coved ceiling. Double glazed window to front.

Bedroom Four

11'9" x 7'10" (3.6m x 2.4m)

Radiator. Fitted wardrobe. Oak flooring. Coved ceiling. Double glazed window to rear.

Family Bathroom

9'10" x 7'6" (3.0m x 2.3m)

Plus recess 1.2m x 0.8m. Fitted with a white suite comprising bath, glazed and fully tiled shower enclosure, vanity washbasin and low level W.C. Tiled floor. Part tiled walls. Recessed spotlights. Heated towel radiator. Two double glazed frosted windows to rear.

OUTSIDE

Gardens

Set back from the treelined Newlands Lane. Electric gates open on to a private long blockpaved driveway leading to the house and ample parking.

The plot is surrounded by neighbouring properties gardens providing a high degree of privacy. The gardens wrap around the house and are mainly laid to lawn with flower and shrub beds. Wooden summerhouse.

Studio

16'8" x 14'6" (5.10m x 4.44m)

The former double garage has been converted into a Studio

and is located just inside the entry gates. Recessed spotlights. Power and light connected. Oak effect flooring. Double glazed door to side. Two double glazed windows to rear. Double glazed full height windows to front. Double glazed french doors to front. Gravelled parking area for 2 cars to the immediate front of the Studio

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 G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 179sqm. 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 D; Potential C.

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

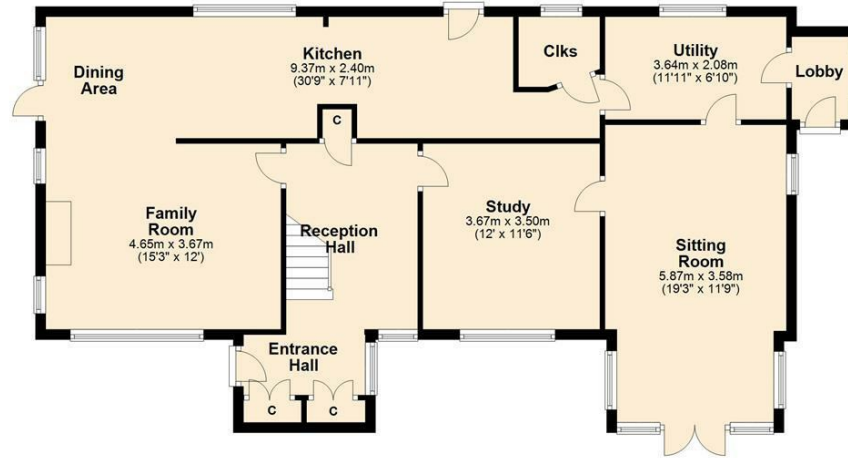
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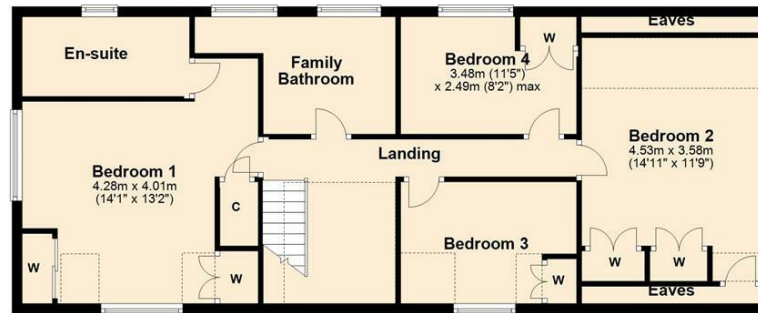
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Ground Floor



First Floor



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