



3 SPINNEY CLOSE
HITCHIN



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Hertfordshire SG4 9PD

Guide Price £975,000

**BEST AND FINAL OFFERS 12 NOON MONDAY
8TH APRIL 2024**

Set in a cul de sac of just three homes, accessed from a private road set back from Wymondley Road, this substantially extended five bedroom detached home will appeal to many. This location is within a short distance of many desirable Schools and the Railway Station.

Built in the mid 80's and subsequently extended, this home offers both interesting and versatile accommodation. Split level hallway with galleried landing and vaulted ceiling, three reception rooms, dining kitchen, utility, three bathroom facilities, garage and private west facing rear garden.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Entrance door opening to:

Enclosed Storm Porch

uPVC double glazed double entrance door. uPVC double glazed windows to front and side. Tiled floor. Internal door with fixed side panes opening to:-

Reception Hall

14'5" x 4'7" (4.4m x 1.4m)

Vaulted ceiling with galleried landing. Velux rooflight. Light oak effect flooring. Radiator. Dado rail. Coved ceiling. Doors to Cloakroom, Sitting Room, Snug, Study and Kitchen/Breakfast Room. Two uPVC double glazed windows to front.

Cloakroom

7'6" x 3'3" (2.3m x 1.0m)

Refitted with a contemporary white suite comprising low level W.C and washbasin. Radiator. Light oak effect flooring. uPVC double glazed window to rear.

Inner Hall

13'1" x 7'2" (4.0m x 2.2m)

Steps up from the Reception Hall. Stairs to first floor with cupboard beneath. Dado rail. Coved ceiling. Radiator. Doors to:-

Living Room

21'7" x 11'1" widening to 22'3" (6.6m x 3.4m widening to 6.8m)

L-shaped room. Two radiators. Recessed spotlights. Coved ceiling. uPVC double glazed window to rear and uPVC double glazed oriel bay window to front. uPVC double glazed walk-in bay window recess with windows and double doors opening to the rear garden.

Dining Kitchen

23'7" x 10'9" widening to 11'9" (7.2m x 3.3m widening to 3.6m)

Fitted with a range of floorstanding and wall mounted shaker style units with drawers and wine rack. Noir granite worksurfaces with matching upstand. Inset stainless steel sink unit with mixer tap (currently not connected). Integrated dishwasher. Integrated five burner gas hob with stainless steel splashback and stainless steel extractor hood over. Integrated double oven. Integrated microwave. Open display/book shelving. Part tiled walls. Recessed spotlights. Tiled floor. Radiator. Cupboard housing wall mounted gas fired boiler. Electric heater. Part glazed roof. Pendant lighting. Display shelving with downlighting. uPVC double glazed windows to two sides. uPVC double glazed doors to the rear garden. Opening to Utility.

Utility Room

7'10" x 6'10" (2.4m x 2.1m)

Fitted with a range of floorstanding and wall mounted shaker style units. Roll top worksurfaces with inset sink unit with Quooker tap. Part tiled walls. Space for full height fridge

freezer. Space and plumbing for washing machine. Space for tumble dryer. uPVC double glazed window to side.

Study

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

Radiator. Coved ceiling. uPVC double glazed window and door to side.

Hobbies Room

18'0" x 9'10" (5.5m x 3.0m)

Radiator. Coved ceiling. uPVC double glazed window to front.

ON THE FIRST FLOOR

Landing

17'8" x 6'2" (5.4m x 1.9m)

Velux rooflight. Airing cupboard. Loft access hatch. Two large double cupboards. Radiator. Two steps down to Galleried Landing 5.6m x 0.9m plus vault. Further radiators. Doors to all Bedrooms and Family Bathroom.

Bedroom One

15'8" x 11'1" (4.8m x 3.4m)

L-shaped room plus large entrance recess 2.4m x 1.9m. Fitted range of wardrobes, drawers, dressing table and bedside cabinets. Radiator. Recessed spotlights. uPVC double glazed window to front. Opening to Dressing Room.

Dressing Room

8'2" x 6'2" (2.5m x 1.9m)

Fitted with a range of wardrobes to both sides. Sliding door to En-Suite.



En-Suite

6'10" x 5'2" (2.1m x 1.6m)

Fitted with a white suite comprising low level W.C with concealed cistern, vanity washbasin and large shower enclosure. Part tiled walls. Heated towel radiator. Recessed spotlights. Velux rooflight.

Bedroom Two

13'9" x 9'10" (4.2m x 3.0m)

Measurements include a range of fitted wardrobes. Radiator. Coved ceiling. uPVC double glazed window to rear. Door to:-

En-Suite

7'6" x 4'11" (2.3m x 1.5m)

Fitted with a white suite comprising low level W.C, washbasin and large shower enclosure. Heated towel radiator. uPVC double glazed window to side.

Bedroom Three

10'9" x 9'6" (3.3m x 2.9m)

Plus entrance recess. Fitted with a range of wardrobes and dressing table. Radiator. Coved ceiling. uPVC double glazed window to rear.

Bedroom Four

11'5" x 7'2" (3.5m x 2.2m)

Radiator. Coved ceiling. uPVC double glazed window to rear.

Bedroom Five

8'2" x 7'6" (2.5m x 2.3m)

Radiator. Coved ceiling. uPVC double glazed window to front.

Shower Room

7'2" x 6'10" (2.2m x 2.1m)

Fitted with a white suite comprising low level W.C with concealed cistern, vanity washbasin and large shower enclosure. Part tiled walls. Heated towel radiator. Recessed spotlights. Velux rooflight.

OUTSIDE

At the Front

Accessed via a private road serving just three houses. To the front running to the left of the private road is laid to lawn with borders featuring wild flowers and trees. Bin enclosure. Gated side access to the rear garden.

Garage & Parking

18'0" x 8'2" (5.49m x 2.49m)

Integral single garage with up and over vehicular entry door. Power and light connected.

Hardsurfaced driveway providing off-street parking for 2-3 cars and access to the front door and garage.

Rear Garden

West facing rear garden with patio adjoining the rear of the house. Laid mainly to lawn with mature borders with flowers and shrubs. Coved side recessed area.

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 currently Band G.

EPC RATING

Current D; Potential C.

SERVICES

All mains services are understood to be installed and connected. We are advised that the solar panels at the property are owned outright by the vendors. 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.

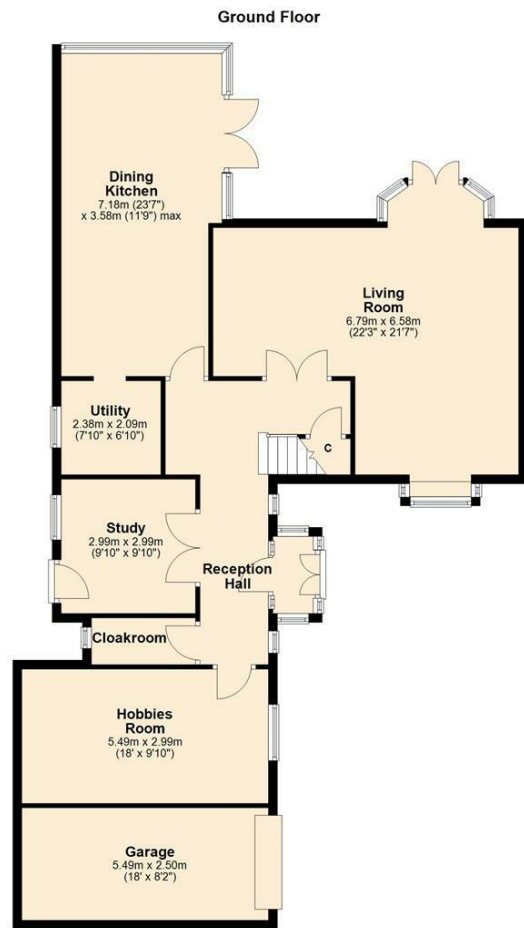
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