



NORGANS  
Surveyors & Estate Agents

38 PERIWINKLE LANE  
HITCHIN



## 38 Periwinkle Lane

Hitchin

Hertfordshire SG5 1TZ

Guide Price £475,000

A stunning 3 bedroom character home with large Southerly aspect rear garden and potential parking space. Beautifully presented combining character and modern convenience, this home is sure to appeal to many.

Situated just to the North of Hitchin Town Centre, with good access to the Railway Station, parks and the oh so popular 'Victoria gastro pub'

2 reception rooms, stylish kitchen, contemporary bathroom and fabulous plot combine to make this property very desirable.

Double glazed with shutters to the majority of windows and gas central heating.

Viewing highly recommended.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Shared steps leading up to a composite entrance door with frosted glass panels opening to:-

#### Living Room

11'2" x 10'8" plus bay 1'9" (3.40m x 3.25m plus bay 0.53m)

Two radiators. Coved ceiling. Multi-paned door to Dining Room. uPVC double glazed bay window to front with fitted shutters.

#### Dining Room

13'8" x 11'2" (4.17m x 3.40m)

Measurements include stairs to first floor with built in storage cupboard beneath. Radiator. Coved ceiling. Two wall lights. uPVC double glazed window to rear with shutters. Multi-paned door to:-

#### Kitchen

12'9" x 6'10" (3.89m x 2.08m)

Fitted with a range of cream shaker style floorstanding and wall mounted units with soft close doors and drawers. Worksurfaces with white ceramic sink unit with mixer tap over. Space and plumbing for a washing machine. Beko stainless steel oven, gas hob and extractor over (not tested). Tiled floor. Part tiled walls. Space and plumbing for dishwasher. Wall mounted cupboard housing boiler (not tested). Space for fridge freezer. Two uPVC double glazed windows to side. uPVC double glazed door with frosted glass panel opening to the side. Door to:-

#### Bathroom

8'10" x 6'9" (2.69m x 2.06m)

Fitted with a white suite comprising shower bath with wall mounted shower (not tested) and tap, low level W.C with dual flush and pedestal washbasin with tiled surround. Extractor. Part tiled walls. Radiator. Built-in storage cupboards. uPVC double glazed frosted window to side with shutters.

### ON THE FIRST FLOOR

#### Landing

Doors to Bedrooms 1 and 2.

#### Bedroom One

11'2" x 10'8" (3.40m x 3.25m)

Radiator. Coved ceiling. Built-in linen cupboard with shelving. uPVC double glazed window to front with shutters.

#### Bedroom Two

11'3" x 10'10" (3.43m x 3.30m)

Measurements include a range of built-in wardrobe cupboards with hanging rail and shelving. Radiator. Coved ceiling. uPVC double glazed window to front with shutters. Door to:-

#### Bedroom Three

12'8" x 6'11" max (3.86m x 2.11m max)

Radiator. uPVC double glazed window to rear with shutters.

### OUTSIDE

#### At the Front

Gravelled area with steps leading up to the front door.

#### Rear Garden

Side paved area with garden tap, door to kitchen. Pathway across the rear providing a right of way. Hedge with gate providing access to the rear garden which is laid mainly to lawn with paved patio area. Flower and shrub borders. Vegetable patch. Brick built shed.

### AGENTS NOTE

Please note that there is a pathway and passageway to the right hand side of no. 39 Periwinkle Lane and across the rear of this property which provides a right of way for the benefit of nos. 37 and 38. No. 37 also benefits from a right of way across the rear of no. 38.

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

### EPC RATING

Current D; Potential B.

### FLOOR AREA

Approx 77qm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

### 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

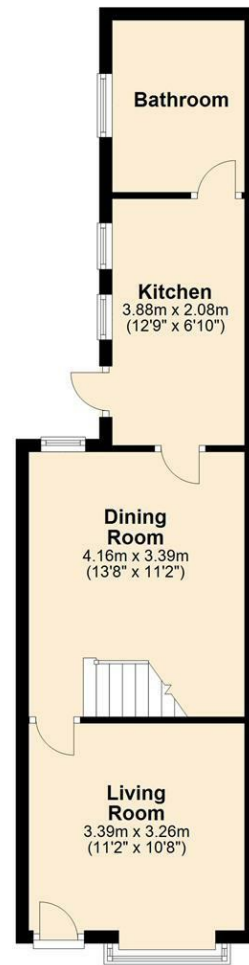
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long 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](http://www.norgans.co.uk).

### Ground Floor



### First Floor

