



11 SYCAMORE CLOSE
HITCHIN



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Hertfordshire SG4 7SN

Guide Price £750,000

CHAIN FREE SALE!

Located within an attractive setting on the southern tip of Hitchin and St. Ippolyts, this four double bedroom detached home is beautifully presented. Extended and remodelled from its original design creating an ideal home for modern living. Refitted dining kitchen, refitted bathroom and clever 'Jack and Jill' en suite. Separate lounge and dining room, study/boot room/utility. Ground floor cloakroom.

Off street parking for three cars. Attractive low maintenance rear gardens.

This location is ideal for those wanting the benefits of both town living with countryside on the doorstep.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Composite entrance door opening to:-

Hall

Approx 6.7m long. Stairs to first floor. Radiator. Coved ceiling. Doors to:-

Cloakroom

8'2" x 3'3" (2.5m x 1.0m)

Fitted with a suite comprising low level W.C and vanity washbasin. Radiator. Window to front.

Utility Room/Study

15'1" x 7'10" (4.6m x 2.4m)

Fitted with a range of floorstanding and wall mounted shaker style units. Worksurfaces and study desktop. Space and plumbing for washing machine. Integrated fridge freezer (not tested). Coved ceiling. Door and window to side.

Dining Kitchen

15'8" x 10'9" (4.8m x 3.3m)

Fitted with a range of floorstanding and wall mounted shaker style units with drawers. Oak worksurfaces. White sink unit with drainer and mixer tap. Bin drawer. Integrated dishwasher (not tested). Pelmet lighting. Space for range style cooker with glass splashback and extractor fan over (not tested). Underfloor heating. Larder cupboard housing gas fired boiler (not tested).

Lounge

14'9" x 13'1" (4.5m x 4.0m)

Woodburner with attractive surround. Two radiators. Coved ceiling. French doors and window to rear.

Dining Room

11'9" x 9'6" (3.6m x 2.9m)

Radiator. Coved ceiling. Window to rear.

ON THE FIRST FLOOR

Landing

15'8" x 6'2" (4.8m x 1.9m)

Airing cupboard housing Megaflor (not tested). Radiator. Loft hatch with retractable ladder providing access to a partly boarded loft space with power and light. Window to side. Doors to:-

Bedroom One

13'1" x 10'2" (4.0m x 3.1m)

Fitted wardrobe. Coved ceiling. Window to rear. Sliding door to:-

En-Suite

5'10" x 5'2" (1.8m x 1.6m)

Plus shower cubicle. Fitted with a white suite comprising fully tiled shower cubicle, vanity washbasin and low level W.C. Heated towel radiator. Tiled walls.

Bedroom Two/Dressing Room

16'0" x 6'10" (4.9m x 2.1m)

Plus entrance recess, dormer recess and a range of fitted wardrobes. Radiator. Window to front.

Bedroom Three

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

Plus fitted wardrobes. Radiator. Coved ceiling. Window to rear.

Bedroom Four

15'5" x 12'1" (4.7m x 3.7m)

Reducing to 2.4m. Fitted wardrobes. Radiator. Window to front.

Family Bathroom

7'2" x 7'2" (2.2m x 2.2m)

Fitted with a suite comprising bath with shower over (not tested), vanity washbasin and low level W.C. Heated towel radiator. Tiled walls. Extractor fan.

OUTSIDE

At the Front

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

Rear Garden

Attractive enclosed rear garden with a sandstone sun terrace to the immediate rear of the property with walkways either side of a synthetic lawn. Raised flower beds. Pergola. Timber shed/summerhouse.

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

FLOOR AREA

Approx 110sqm. 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

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.

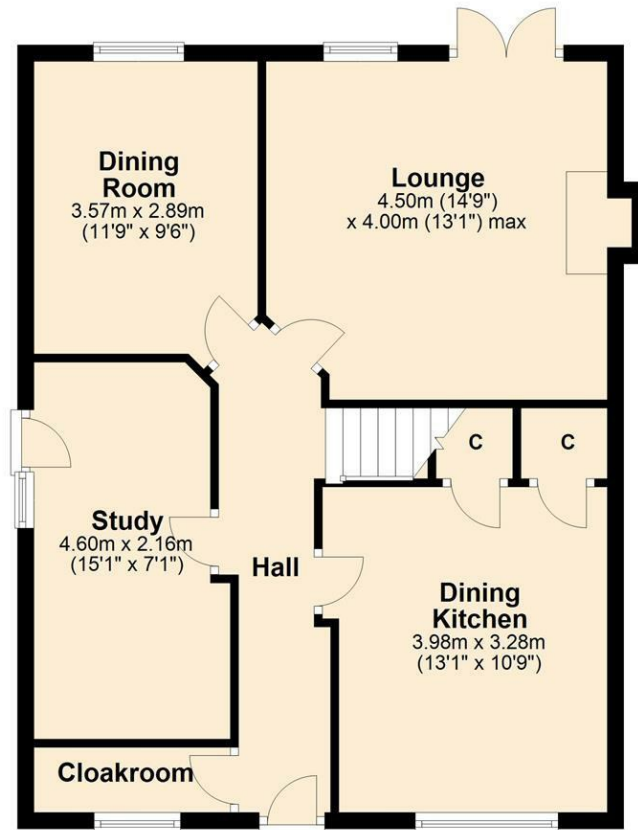
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Ground Floor



First Floor

