



1 SANDOVER CLOSE
HITCHIN



1 Sandover Close

Hitchin

Hertfordshire SG4 9PY

Guide Price £975,000

VIEWINGS TO COMMENCE SATURDAY 13TH
APRIL 2024

CHAIN FREE SALE!

Situated in a popular and highly sought after cul de sac within the popular SG4 9 postcode area is this much improved and extended four bedroom detached family home.

A large living room extends into the double glazed garden room, useful snug and onto the family sized kitchen breakfast room with large roof lantern.

The first floor offers large dual aspect master bedroom includes an en suite shower and there are three further bedrooms plus family bathroom .

Ample off street parking, integral garage.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Enclosed entrance porch with double glazed door. Ceramic tiled floor. Part glazed entrance door to Entrance Hall.

Entrance Hall

Staircase to first floor with wooden turned balustrades and cupboard under. Ceramic tiled floor. Radiator. Coved ceiling. Doors to:-

Cloakroom

Fitted with a suite comprising low level W.C and washbasin inset in vanity unit. Coved ceiling. Ceramic tiled floor. Recessed ceiling spotlights. Extractor fan.

Lounge

25'2" x 12'0" max (7.67 x 3.66 max)

Fireplace recessed wood burner. Wood laminate flooring. Coved ceiling. Two radiators. uPVC double glazed sliding patio door to the Conservatory. Door to the Dining Room.

TV Room

9'8" x 8'11" (2.95 x 2.72)

Wood laminate flooring. Radiator. UPVC double glazed window to rear. Door to the Breakfast Kitchen.

Garden Room

Ceramic tiled floor. uPVC double glazed doors to patio and rear garden.

Breakfast Kitchen

15'9" x 11'6" (4.80 x 3.51)

Fitted with a range of base cupboards with drawers and matching wall mounted cupboards and pull out larder style cupboard. Granite worksurfaces with inset ceramic sink unit with drainer and mixer tap over. Built-in four burner induction hob unit (not tested). Indesit double oven and grill (not tested). Beko fridge freezer (available by separate negotiation). Ceramic tiled floor. Radiator. Coved ceiling. Double glazed window to rear. uPVC double glazed door to patio and rear garden. Door to Garage.

ON THE FIRST FLOOR

Landing

Access to loft space. Built-in airing cupboard housing hot water cylinder (not tested) and slatted shelving. Coved ceiling.

Bedroom One

17'0" x 11'10" (5.18 x 3.61)

Including a range of built-in bedroom furniture comprising wardrobe cupboards with locker cupboards over and matching dressing table unit. Coved ceiling. Radiator. Double glazed window to front. Glass brick screen to En-Suite Shower Room.

En-Suite Shower Room

Fitted with a white suite comprising tiled shower cubicle with fixed head shower, washbasin inset in vanity unit with cupboards under, separate cubicle housing corner low level W.C. Tiled walls. Tiled floor. Radiator. Double glazed window to rear.

Bedroom Two

14'8" x 10'7" (4.47 x 3.23)

Wooden floor. Coved ceiling. Radiator. Double glazed window to front.

Bedroom Three

11'3" x 8'6" (3.43 x 2.59)

Including a range of built-in wardrobe cupboards with locker cupboards over. Washbasin with vanity unit beneath. Wooden flooring. Coved ceiling. Radiator. Double glazed window overlooking the rear garden.

Bedroom Four

8'6" x 7'7" (2.59 x 2.31)

Wooden flooring. Coved ceiling. Radiator. Double glazed window to front.

Bathroom

Refitted with a white suite comprising panelled bath with fixed head shower attachment over, washbasin inset in vanity unit with cupboards and drawers beneath. Concealed cistern low level W.C. Fully tiled walls. Obscure glass double glazed window to rear.

OUTSIDE

At the Front

At the front of the property a blockpaved driveway providing parking for several vehicles with the remainder of the front garden area attractively planted with mature shrubs and herbaceous border. Gravelled seating area.

Rear Garden

At the rear a paved patio area adjoins the house with neat lawns and inset flower and shrub borders. Timber summerhouse. The plot in our opinion provides a high degree of privacy and seclusion with the boundaries made up of 6'0" panelled fencing and mature hedging.

Garage

Single Garage with up and over vehicular entry door. Power and light connected. Door to Breakfast Kitchen.

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.

EPC RATING

Current D
Potential B

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

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.

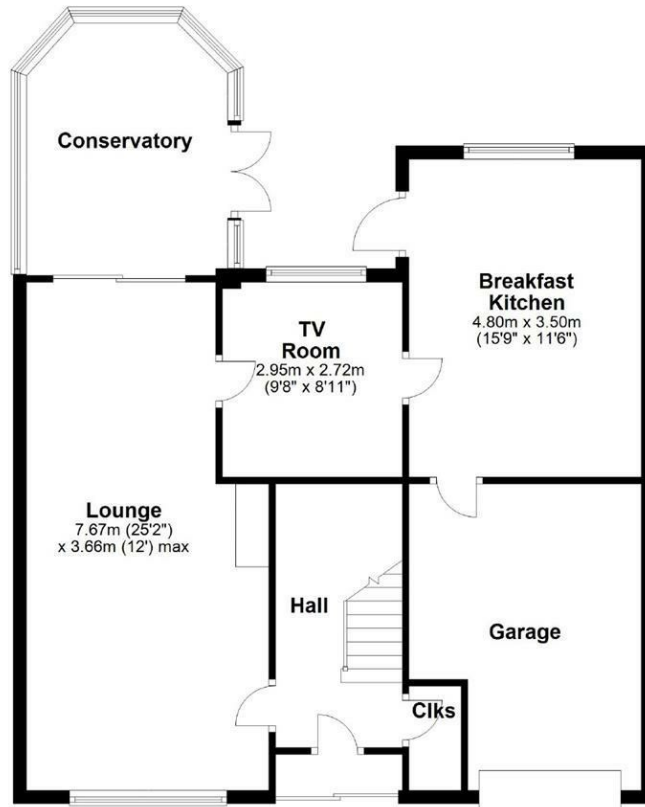
GDPR

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.

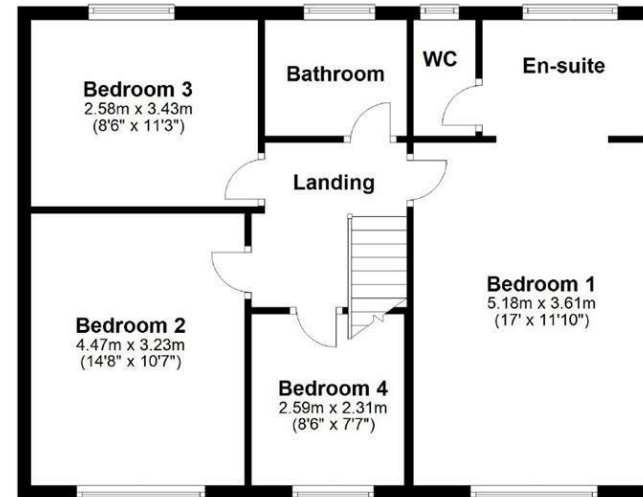
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Ground Floor



First Floor



1 Sandover Close, Hitchin