



12 BEARTON GREEN  
HITCHIN



## 12 Bearton Green

Hitchin

Hertfordshire SG5 1UN

Guide Price £950,000

A fabulous and deceptively spacious, detached family style home standing on a good sized, private corner plot with ample off street parking and integral garage.

The property is situated within an established and highly desirable residential location that is well placed for many amenities including the vibrant Town Centre, Station and good schools covering all age ranges. This extended home retains a flexible arrangement of living accommodation that presently features an impressive entrance hall. A large open plan sitting room with a bay window, central fireplace and rear dining room. A separate family room and study/playroom, plus a fitted kitchen/breakfast room with built in appliances, separate utility and cloakroom.

Upstairs there is a large landing plus four double sized bedrooms and a vast family bathroom. A particular feature of upstairs is the large master bedroom suite with dressing area and en-suite bathroom.

This attractive home offers enormous potential and therefore an early viewing is recommended.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Entrance door with double glazed leaded light insert windows opening to:-

### Entrance Hall

uPVC double glazed window to front. Staircase to the first floor with storage cupboard beneath. Radiator. Coved ceiling. Part panelled walls with decorative dado rail. Solid wood flooring. Multi-paned doors to the Sitting Room and Family Room. Door to Kitchen.

### Sitting Room

21'2" x 12'0" (6.45m x 3.66m)

Measurements taken into a walk-in bay window with uPVC double glazed units and views over the front garden. Central fireplace surround with marble inset and hearth plus electric fire (not tested). Kardean wood effect flooring. Two radiators. TV point. Coved ceiling. Four wall light points. Archway with open plan access to:-

### Dining Room

12'1" x 11'5" (3.68m x 3.48m)

Kardean wood effect flooring. Radiator. Coved ceiling. Wall light point. Decorative dado rail. Double glazed panelled doors to rear garden. Door to:-

### Study/Playroom

11'3" x 8'2" (3.43m x 2.49m)

Radiator. Coved ceiling. uPVC double glazed window with views over rear garden.

### Family Room

18'6" x 9'0" (5.64m x 2.74m)

Radiator. TV point. Solid wood flooring. Coved ceiling. Decorative dado rail. Two wall light points. Central moulded fireplace surround with marble inset and hearth plus electric fire (not tested). uPVC double window to front.

### Kitchen

18'0" x 9'0" (5.49m x 2.74m)

Fitted with a range Moben oak fronted floorstanding and wall mounted storage units with drawers, three glass fronted storage/display units, two corner carousel units, end unit shelving, top corning and under pelmet lighting. Granite worksurfaces with integrated sink and drainer. Integrated dishwasher (not tested). Fitted NEFF gas hob (not tested) with extractor over (not tested). Fitted Stoves double oven (not tested). Ceramic tiled walls. Wine rack. Radiator. Ceramic tiled floor.

Recessed spotlights. Beamed effect ceiling. Additional eye level NEFF slide and hide door single oven (not tested) with warming drawer (not tested). Integrated microwave (not tested). Integrated fridge (not tested). Additional undercounter integrated fridge (not tested). Coved ceiling. uPVC double glazed window with views over the rear garden. Access to Inner Lobby.

### Inner Lobby

Ceramic tiled flooring. Access to Utility Room and Cloakroom.

### Cloakroom

Fitted with a white suite comprising low level W.C and wall

mounted washbasin. Ceramic tiled floor. Part tiled walls. Extractor. Radiator. Coved ceiling.

### Utility Room

9'6" x 7'11" (2.90m x 2.41m)

Ceramic tiled flooring. Stainless steel sink unit with drainer and chrome mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Worksurface. Ceramic tiled walls. Coved ceiling. Wall mounted storage units. Floorstanding Gloworm gas fired boiler (not tested). uPVC double glazed window and double glazed door to rear garden.

## ON THE FIRST FLOOR

### Landing

Radiator. Part panelled walls with decorative dado rail. Built-in airing cupboard with lagged hot water tank (not tested). Access to loft space. uPVC double glazed window to front. Oak doors opening to all Bedrooms and Family Bathroom.

### Bedroom One

22'9" x 12'0" (6.93m x 3.66m)

Decorative dado rail. Panelled effect wardrobes. Two radiators. Fireplace surround with marble inset and hearth plus electric fire (not tested). Solid wood flooring. Coved ceiling. Telephone point. uPVC double glazed window to rear. Door to:-

### En-Suite Bathroom

11'1" x 8'0" (3.38m x 2.44m)

Fitted with a white suite comprising low level W.C, corner bath with mixer tap shower attachment and washbasin set



into a vanity unit with drawers and chrome mixer tap. Coved ceiling. Radiator. Ceramic tiled walls and floor. uPVC double glazed frosted window to rear.

### **Bedroom Two**

12'0" x 12'0" (3.66m x 3.66m)

Measurements taken into a walk-in bay window with uPVC double glazed units. Coved ceiling. Radiator. Kardean wood effect flooring.

### **Bedroom Three**

12'0" x 9'5" (3.66m x 2.87m)

Radiator. TV point. Kardean wood effect flooring. uPVC double glazed window to front.

### **Bedroom Four**

14'3" x 9'7" (4.34m x 2.92m)

Radiator. Coved ceiling. Solid wood flooring. uPVC double glazed window to rear.

### **Family Bathroom**

14'8" x 9'3" (4.47m x 2.82m)

Fitted with a white suite comprising freestanding central contemporary style bath with mixer tap shower attachment and filler, low level W.C, bidet, washbasin set into a vanity unit with shelving below and shower cubicle with shower unit (not tested), glazed panel and door. Ceramic tiled floor. Coved ceiling. Recessed spotlights. Mirror and light. Two radiators. Heated towel radiator. Ceramic tiled walls. uPVC double glazed frosted window to rear.

### **OUTSIDE**

### **Front Garden**

Enclosed by a decorative brick wall with wrought iron railings and panelled fencing. Laid mainly to lawn with flower and shrub borders/ Large concrete driveway provides ample off-street parking and access to the Garage.

### **Rear Garden**

55'0" x 40'0" approx (16.76m x 12.19m approx)

Laid mainly to lawn with flower and shrub borders. Enclosed by panelled fencing. Outside light. Garden tap. Gated access to the side.

### **Large Garage**

Electric roller shutter vehicular entry door. Power and light connected.

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

### **FLOOR AREA**

Approx 194sqm. 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 E; 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**

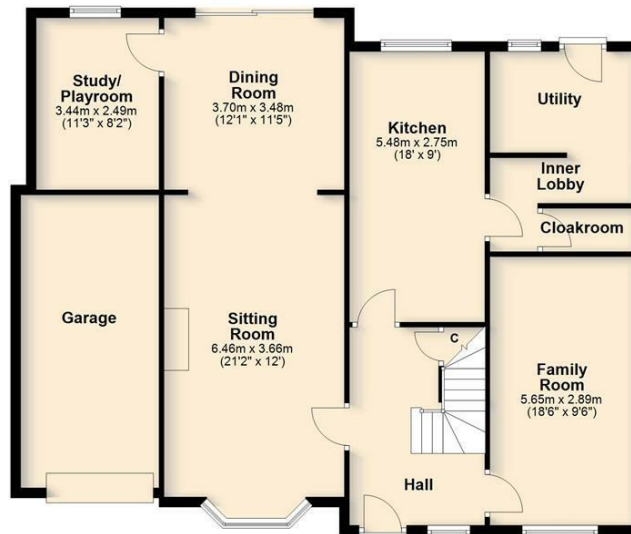
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Ground Floor



First Floor

