



26 THE RIDGEWAY
HITCHIN



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Hitchin
Herts SG5 2BT

Guide Price £1,050,000

A stunning contemporary renovation combined with a substantial extension, creating a high quality versatile home ideal for modern living. There are in total four double bedrooms with en-suites to both first floor rooms and bathroom facility to the ground floor. In addition a generous living room, plant room/utility and the obligatory vast kitchen family room with bi-fold doors onto a large paved terrace and expansive gardens.

Externally, there is extensive parking to front and side leading to a garage. Generous gardens to both front and rear.

This is a high quality/high spec home offering fabulous accommodation for a wide range of potential buyers that should be viewed to be fully appreciated!

CHAIN FREE SALE!!

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Security entrance door opening to:-

Entrance Hall

16'6" x 6'11" (5.03 x 2.11)

Tiled floor with underfloor heating. Inset spotlights, Open plan to the Living Area. Stairs to the first floor.

Living Room

15'6" x 11'9" (4.72 x 3.58)

Remote controlled gas fire. Wooden flooring with underfloor heating. TV and telephone points. Dual aspect double glazed windows to front and side.

Kitchen

20'9" x 11'8" (6.32 x 3.56)

Fitted with a array of contemporary units to floor and walls incorporating drawers finished with quartz work tops. Pelmet lighting. large island. Inset sink and drainer with mixer tap over. Integrated eye level oven with hob (not tested) and stainless steel extractor hood over (not tested). Integrated dishwasher (not tested). Tiled floor with underfloor heating. Inset spotlights. Door to Utility Room. Open plan to Dining Area.

Living space/ dining

29'9" x 11'2" (9.07 x 3.40)

Continued tiled floor with underfloor heating, Inset spotlights. Double glazed bi-fold double glazed doors opening to rear garden and sun terrace Two fixed full height windows,

Utility Room/ plant room

Fitted with a range of floorstanding and wall mounted units with worksurfaces. Space and plumbing for washing machine. Space and connection point for tumble dryer. Tiled floor with underfloor heating. Inset spotlights.

Bedroom Three

10'5" x 10'4" (3.18 x 3.15)

Wooden flooring with underfloor heating. Inset spotlights, Double glazed window to side.

Bedroom Four

12'1" x 12'1" (3.68 x 3.68)

Wooden flooring with underfloor heating. Inset spotlights, Double wardrobe cupboard. Double glazed window to rear.

Family Bathroom

Fitted with a white suite comprising large walk-in shower cubicle, bath, low level W.C and washbasin. Fully tiled walls. Tiled floor. Double glazed window to side.

ON THE FIRST FLOOR

Landing

Inset spotlights. Radiator. Double glazed remote controlled velux window to front. Doors to:-

Bedroom One

14'3" x 13'7" (4.34 x 4.14)

Inset spotlights. Radiator. Walk-in wardrobe cupboard. Double glazed window to front. Door to En-Suite.

En-Suite

Fitted with a white suite comprising large walk-in shower cubicle, low level W.C and washbasin. Fully tiled walls. Tiled floor. Heated towel radiator. Inset spotlights.

Bedroom Two

14'6" x 10'3" (4.42 x 3.12)

Inset spotlights. Radiator. Walk-in wardrobe cupboard. Double glazed window to front. Door to En-Suite.

En-Suite.

Fitted with a white suite comprising large walk-in shower cubicle, low level W.C and washbasin. Tiled walls to splash areas. Tiled floor. Heated towel radiator. Inset spotlights. Remote control velux window.

OUTSIDE

At the Front

Block paved driveway to the front and side of the property providing off-street parking. Small lawn area with flower beds. Security lighting.

Rear Garden

Feature sandstone patio area with remainder of the garden laid to lawn, Hedge and panelled fencing to boundaries with rear access to parkland beyond.

Garage

33'10" x 11'5" (10.31 x 3.48)

With up and over vehicular entry door. Power and light connected. Mechanic's pit. Two windows to side. Personal door to side.

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.

EPC RATING

Current C; Potential C.

FLOOR AREA

Approx 188.sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

VIEWINGS

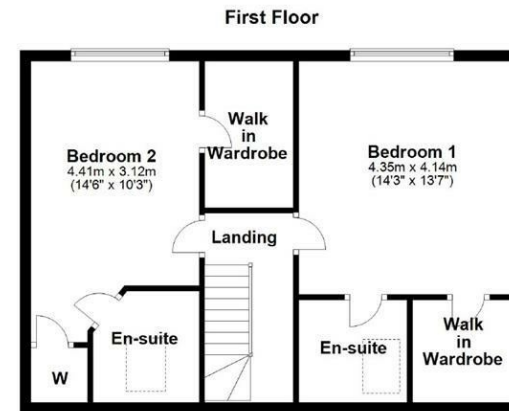
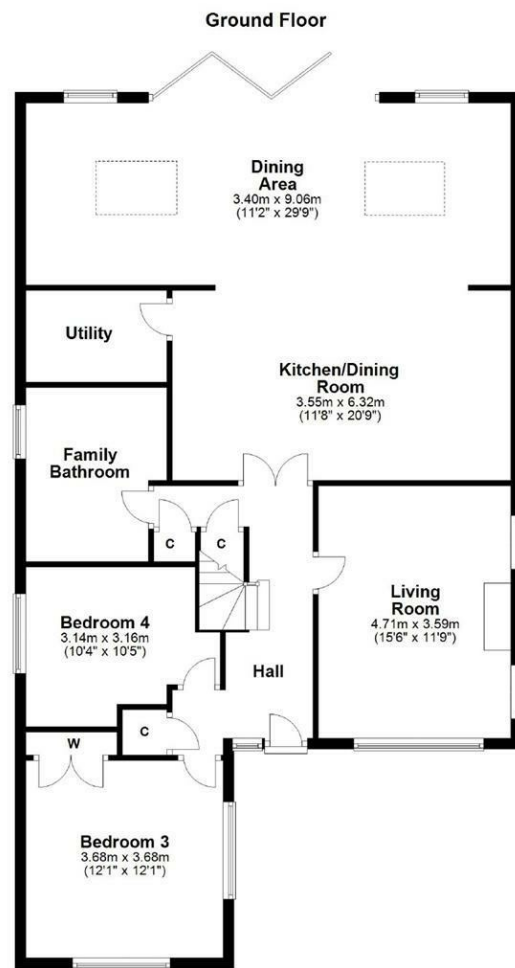
Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

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.

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.



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