

19 BESSEMER CLOSE  
HITCHIN



## 19 Bessemer Close Hitchin

Hertfordshire SG5 1AG

Guide Price £775,000

VIEWINGS TO COMMENCE SATURDAY 18TH  
MAY 2024.

Extended on the first floor, this detached family home now offers six bedrooms and benefits from a good sized ground floor featuring two reception rooms, breakfast kitchen, utility and cloakroom.

Set in a popular cul de sac setting to the north of Hitchin, Bessemer Close benefits from gated access directly into the grounds off the highly sought after 'Priory School', this property is sure to appeal to a wide audience.

There is off street parking for two cars plus an integral garage. Stunning landscaped garden to the rear plus a useful side garden.

This is a truly versatile home ideally set up for modern living requirements.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Storm Porch with entrance door opening to:-

### Reception Hall

16'0" x 6'6" max (4.9m x 2.0m max)

Stairs to first floor with deep storage cupboard beneath. Radiator. Coved ceiling.

### Cloakroom

Fitted with a white suite comprising washbasin and low level W.C. Radiator. Oak effect cushioned flooring. Window to front.

### Lounge

19'4" x 12'1" (5.9m x 3.7m)

Measurements taken into a square bay window to front. Central tiled fireplace with inset gas coal effect fire (not tested). Coved ceiling. Two radiators. Double doors to Dining Room.

### Breakfast Kitchen

18'4" x 13'1" (5.6m x 4.0m)

Reducing to 2.6m. Fitted with a range of oak effect floorstanding and wall mounted storage units with drawers. Integrated gas hob (not tested) with extractor fan over (not tested). Inset sink unit

with mixer tap. Integrated dishwasher (not tested). Integrated fridge freezer (not tested). Integrated double oven (not tested). Integrated microwave (not tested). Radiator. French doors and window to rear.

### Utility

9'6" x 5'10" (2.9m x 1.8m)

Fitted with a range of floorstanding and wall mounted units. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Wall mounted Vaillant gas fired boiler (not tested). Door to side garden.

### Dining Room

11'9" x 10'2" (3.6m x 3.1m)

Coved ceiling. Radiator. Double doors to the Lounge. French doors to the rear garden.

## ON THE FIRST FLOOR

### Landing

Loft access hatch. Airing cupboard with Megaflo (not tested). Coved ceiling. Light tube. Doors to:-

### Bedroom One

12'5" x 11'9" (3.8m x 3.6m)

Plus entrance recess. Built-in double wardrobe. Radiator. Coved ceiling. Window to front.

### En-Suite

6'10" x 5'2" max (2.1m x 1.6m max)

Fitted with a white suite comprising shower enclosure, low level W.C and washbasin. Part tiled walls. Radiator. Extractor fan. Window to side.

### Bedroom Two

11'5" x 9'2" (3.5m x 2.8m)

Plus built-in wardrobes. Coved ceiling. Radiator. Window to front.

### Bedroom Three

12'1" x 8'10" (3.7m x 2.7m)

Plus built-in wardrobe. Coved ceiling. Radiator. Window to rear.

### Bedroom Four

10'2" x 8'10" (3.1m x 2.7m)

Radiator. Coved ceiling. Window to rear.

### Bedroom Five

10'2" x 6'10" (3.1m x 2.1m)

Plus entrance recess. Coved ceiling. Radiator. Window to rear.



## Bedroom Six

11'9" x 7'6" max (3.6m x 2.3m max)

Measurements include bulkhead cupboard. Radiator. Coved ceiling. Window to front.

## Bathroom

6'6" x 5'6" (2.0m x 1.7m)

Fitted with a white suite comprising bath with shower unit over, low level W.C and washbasin. Heated towel radiator. Tiled walls. Extractor fan. Window to side.

## OUTSIDE

### At the Front

Driveway providing off-street parking for two cars, leading to the Garage.

Open plan corner garden with shrub bed. Gated side access to the rear garden.

## Integral Garage

16'4" x 10'9" (5.0m x 3.3m)

Up and over vehicular entry door. Power and light connected. Internal door to the Utility.

## Rear Garden

Stunning landscaped garden with Indian sandstone

paved terrace opening out to a lawn with borders of mature shrubs and plants. Garden tap. Garden shed in side recess.

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

## FLOOR AREA

Approx 149sqm. 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 B.

## 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.

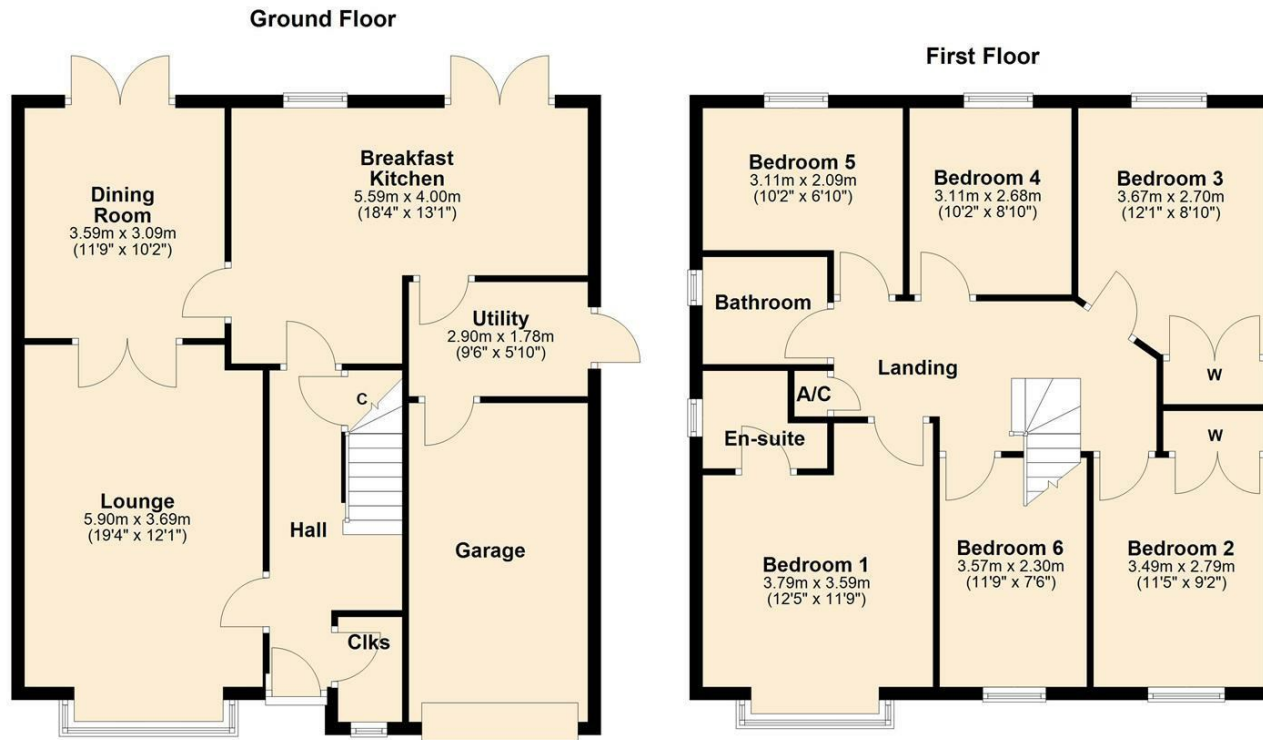
## GDPR

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.

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