



NORGANS  
Surveyors & Estate Agents

7 CRANBORNE AVENUE  
HITCHIN





## 7 Cranborne Avenue

Hitchin

Hertfordshire SG5 2BS

Guide Price £950,000

CHAIN FREE SALE!!

A deceptively spacious detached family style home that stands on an impressive and private southerly facing plot with off-street parking and garage. The property is well placed for many amenities including the vibrant and historic town centre, good Schools and attractive countryside.

The accommodation features an impressive, vast social kitchen with built-in appliances. There is attractive parquet flooring to the majority of the ground floor accommodation which includes a substantial dining area plus a fabulous dual aspect sitting room with a vaulted ceiling and two sets of bi fold doors providing access/views to the patio and rear garden. A formal sitting room with a central fireplace that incorporates a cast iron multi-fuel stove, a dual aspect study/guest bedroom with a partly vaulted ceiling and a split level entrance hall with a cloakroom.

Upstairs there are four good sized bedrooms plus an en-suite bathroom and separate shower room. The property is heated via a gas fired boiler to radiator central heating and the majority of the windows have been replaced with uPVC double glazed units. The property also features Solar Panels on the early adopter tariff making the property efficient to run.

An early viewing is therefore highly recommended.

### Viewing

By appointment with Norgans Estate Agents.











## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Solid entrance door that provides access to a split level Entrance Hall.

#### Entrance Hall

Attractive exposed parquet flooring. Staircase to the first floor with recess below. Decorative glazed brick window to the front. Wall light point. Radiator. Built-in coats cupboard with double entrance doors. Built-in storage shelving beneath stairs. Pine panelled doors that provide access to the Cloakroom, Kitchen, Sitting Room and Study/Guest Bedroom.

#### Cloakroom

Fitted with a white suite comprising push button low level W.C and wall mounted washbasin. Part ceramic tiled splashbacks. Ceramic tiled floor. Radiator. Original circular frosted glazed window to the front.

#### Study/Guest Bedroom

9'9" x 12'3" (2.97m x 3.73m)

A dual aspect room with uPVC double glazed windows to the front and rear. Partly vaulted ceiling with velux double glazed rooflight. Radiator.

#### Sitting Room

21'3" x 11'10" (6.48m x 3.61m)

Radiator. Feature central chimneybreast housing a Dik Guert stove that stands on a ceramic tiled hearth. Parquet flooring. Built-in storage cupboards and shelving. Coved ceiling. Wall light points. Pine partly glazed door with matching side windows to the Entrance Hall. Double pine partly glazed

French style doors providing access to the open plan social Kitchen. Two large uPVC double glazed windows with attractive views over the patio and rear garden

#### Living Area

Vaulted ceiling with large double glazed velux window. Dual aspect with 2 sets of bi fold doors providing access to the patio and rear garden. Parquet flooring. Radiator. Wiring suitable for a wall mounted TV point. Two wall light points. Feature circular window.

#### Dining Kitchen

33'3" x 18'0" (10.13m x 5.49m)

Divided into three areas comprising a kitchen/dining/social space plus an additional living area. The Kitchen is fitted with a range of matching wall mounted and floorstanding shaker style storage units with soft close doors and drawers. Ample Maia Fossil stone effect worksurfaces. Ceramic single drainer sink unit with chrome mixer taps. Partly ceramic tiled splash areas. UPVC double glazed window with views over the front garden. Integrated dishwasher (not tested). Integrated Bosch oven (not tested) and Bosch electric hob (not tested) with extractor over (not tested) built into a large central island with storage cupboards beneath and matching Maia Fossil stone effect worksurface. Built-in pantry cupboard with shelving. Space for an upright American style fridge freezer. Recessed LED spotlighting. Parquet flooring to Dining Area. Amtico stone effect flooring to Kitchen Area. Radiator. TV point. Five wall light points. Two uPVC double glazed windows to the side. uPVC partly glazed door providing access to the side passageway with matching side panel. Door to the Garage. Open plan access to the Living Area.

## ON THE FIRST FLOOR

### Landing

UPVC double glazed window with views over the front garden and driveway. Split level landing. Two radiators. Access to the loft space. Built-in airing cupboard with a pressurised hot water tank (not tested) and linen shelving. Additional built-in storage cupboard. Large walk-in storage cupboard with double entrance doors with light 4'0" x 6'9". Pine panelled doors to all Bedrooms, Shower Room and Separate W.C.

#### Master Bedroom

12'10" x 11'0" (3.91m x 3.35m)

Measurements do not include a range of built-in wardrobe cupboards with hanging rails and top storage lockers and entrance recess. Radiator. uPVC double glazed window with attractive views over the rear garden. Door to the En-Suite.

#### En-Suite Bathroom

9'11" x 6'7" (3.02m x 2.01m)

Fitted with a white suite comprising Ideal Standard push button low level W.C, bath with central chrome mixer tap filler and a separate Aqualisa power shower over with shower curtain rail, wall mounted semi-pedestal washbasin with chrome mixer tap. Partly ceramic tiled walls to the splash areas. Radiator. Large built-in storage cupboard with shelving. Recessed spotlighting. UPVC frosted glazed window to the side.

#### Bedroom Two

12'5" x 10'5" (3.78m x 3.18m)

UPVC double glazed window with attractive views over the rear garden. Radiator. Built-in wardrobe cupboard with hanging rail and tops storage locker.



### Bedroom Three

11'3" x 7'6" (3.43m x 2.29m)

UPVC double glazed window to the rear. Radiator. Built-in wardrobe cupboard with hanging rails, storage shelving and top storage locker.

### Bedroom Four

13'3" x 7'1" (4.04m x 2.16m)

A dual aspect room with a frosted glazed window to the side and a large uPVC double glazed window to the rear. Radiator. Access to a separate loft space.

### Shower Room

6'9" x 4'8" (2.06m x 1.42m)

Fitted with a white suite comprising pedestal washbasin with chrome mixer taps, large walk-in shower cubicle with screen and fixed head shower unit. Partly ceramic tiled walls. Radiator. Shaver socket. Extractor fan. Recessed spotlighting. Ceramic tiled floor. UPVC double glazed frosted window to the side.

### Separate W.C

Fitted with a low level W.C. Ceramic tiled walls. Ceramic tiled floor. Circular frosted window to the front.

## OUTSIDE

### Front Garden

A good sized front garden with a blockpaved double width driveway providing off-road parking for several cars and access to the Garage and front door.

The remaining garden is laid predominantly to lawn with various flower and shrub borders. Low picket fence to the



front boundary. Mature hedging to either side. Gated pathway that leads to the rear garden.

### Rear Garden

100'0" x 40'0" (30.48m x 12.19m)

The rear garden is a particular feature of the property and enjoys a Southerly aspect. To the immediate rear of the property is a large blockpaved patio area with outside lighting and matching pathway that leads round to the front of the property. Timber gazebo with a mature Grape Vine. Steps lead down to the remaining garden which is laid predominantly to lawn with various flower and shrub border and offers a high degree of privacy and is enclosed by mature hedging. Vegetable garden to the rear boundary. Two timber sheds. Additional blockpaved patio area.

### Garage

16'8" x 8'6" (5.08m x 2.59m)

Window to the side. Up and over vehicular entry door. Space and plumbing for 2 washing machines. Space for a tumble dryer. 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 F. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.



## FLOOR AREA

Approx 166sqm. 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 B; 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.

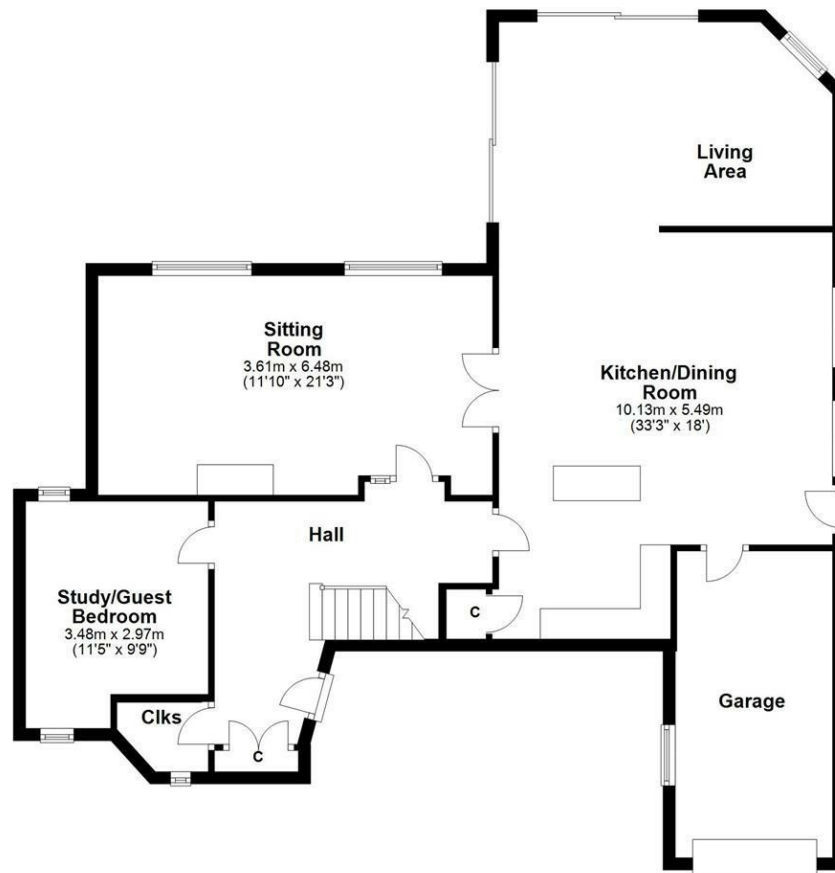
## GDPR

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.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).

Ground Floor



First Floor

