



26 DALE CLOSE  
HITCHIN





## 26 Dale Close Hitchin Hertfordshire SG4 9AS

Guide Price £1,200,000

Thoughtfully extended and renovated to a very high specification, this is most certainly one of the best homes we have had the pleasure to market.

Great effort and considerable cost has gone into the redevelopment (completed in 2019) of this house to provide maximum energy efficiency. Air flow climate control runs throughout the house providing filtered air with allergy reduction. Gas fired heating with conventional radiators plus an under floor piped system to the kitchen, utility and ground floor shower room. The kitchen provides a stunning entertaining space with glass wall and bi-fold doors opening onto the landscaped tropical styled gardens.

The accommodation offers four bedrooms, three bathroom facilities, generous living room, study, utility and ground floor cloakroom.

Carriage driveway providing considerable off street parking parking and a small garage.

The detailing of this property is outstanding as is the south Hitchin cul de sac setting. Viewing is without doubt essential to fully appreciate its qualities.

**CHAIN FREE SALE!!**

### Viewing

By appointment with Norgans Estate Agents.











## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Oak storm porch. Entrance door with glazed vaulted fan light and fixed glazed side panels opening to:-

#### Reception Hall

15'5" x 9'10" (4.7m x 3.0m)

Oak effect porcelain tiled floor. Coved ceiling. Radiator. Stairs to first floor with storage beneath. Large cloaks cupboard. Broom cupboard. Double doors opening to Kitchen.

#### Cloakroom

Fitted with a white suite comprising corner low level W.C and corner washbasin. Tiled floor. Tiled walls to half height. Heated towel radiator. Vaulted ceiling. Window to front.

#### Living Room

17'0" x 13'1" (5.2m x 4.0m)

Coved ceiling. Radiator. Windows to front and side. Louvre partition to the Dining Area/Kitchen. Door to Study:-

#### Study

11'1" x 8'10" (3.4m x 2.7m)

Vaulted ceiling. Feature exposed brick wall. Radiator. Window to front. Full height window to the Kitchen garden.

#### Dining Kitchen

26'2" x 12'1" (8.0m x 3.7m)

A stunning entertaining space featuring a huge central island with induction hob (not tested), storage units, charging point and seating area. Full height bank of storage units. Sink unit with mixer tap over. Exposed brick wall. Two integrated double ovens (not tested). Integrated dishwasher (not tested). Integrated bin storage. Vaulted ceiling. Oak effect porcelain tiled floor with underfloor heating throughout. Bi-fold doors with fixed paned corner windows to the Dining Area, all with views over the stunning landscaped gardens. Additional Kitchen Area 3.2m(10'5") x 2.0m(6'6") plus a range of full height storage units including a Hi-Sense fridge freezer (not tested), low level units with worksurfaces. Exposed brick wall. Deep storage cupboard. Doors returning to the Hall and Living Room. Door to:-

#### Utility/Plant Room

15'8" x 8'2" (4.8m x 2.5m)

Further range of floorstanding and wall mounted storage units. Sink unit with mixer tap. Tiled floor with underfloor heating. Towel radiator. Valliant central heating boiler (not tested). Megaflo system (not tested). Water softener (not tested). Additional cupboard housing underfloor heating valves (not tested). Door and window to the side passageway. Door to Garage/Store.

#### Shower Room

6'10" x 5'10" (2.1m x 1.8m)

Stylish space with part vaulted ceiling. Fitted with a white suite comprising low level W.C, washbasin and shower enclosure with glazed screen. Recess with backlit mirror. Underfloor heating. Tiled floor and walls.

### ON THE FIRST FLOOR

#### Landing

Loft access via retractable ladder, housing Airflow Adroit DV 145 mechanically ventilating heat recovery system (not tested). Radiator. Coved ceiling. Window to rear. Doors to:-

#### Bedroom One

12'5" x 10'9" (3.8m x 3.3m)

Coved ceiling. Radiator. Window to the front.

#### En-Suite Bathroom

8'2" x 5'6" (2.5m x 1.7m)

Fitted with a white suite comprising vanity washbasin, low level W.C and bath with shower over (not tested). Heated towel radiator. Tiled floor and walls. Window to rear.

#### Dressing Room/Bedroom Four

7'6" x 7'2" (2.3m x 2.2m)

Plus a range of full height wardrobes and matching



dressing table. Wall cupboard. Bulkhead cupboard.  
Coved ceiling. Radiator. Window to front.

### **Bedroom Two**

12'9" x 9'10" (3.9m x 3.0m)

Coved ceiling. Radiator. Window to front.

### **Bedroom Three**

10'2" x 7'2" (3.1m x 2.2m)

Radiator. Coved ceiling. Window to rear.

### **Shower Room**

6'2" x 5'10" (1.9m x 1.8m)

Fitted with a suite comprising corner shower cubicle, low level W.C and washbasin. Tiled floor and walls. Feature shelved recess with lighting. Heated towel radiator. Window to rear.

## **OUTSIDE**

### **At the Front**

Paved carriage driveway providing off-street parking for several cars.

### **Garage**

11'1" x 10'2" (3.4m x 3.1m)

Electric roller shutter door. Power and light connected.  
Wall mounted cupboards.



## **Gardens**

The private rear garden has been designed with a tropical theme and features a porcelain patio adjoining the rear of the house. External LED lighting. Side passageway leading to the front.

## **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 162sqm. 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 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**

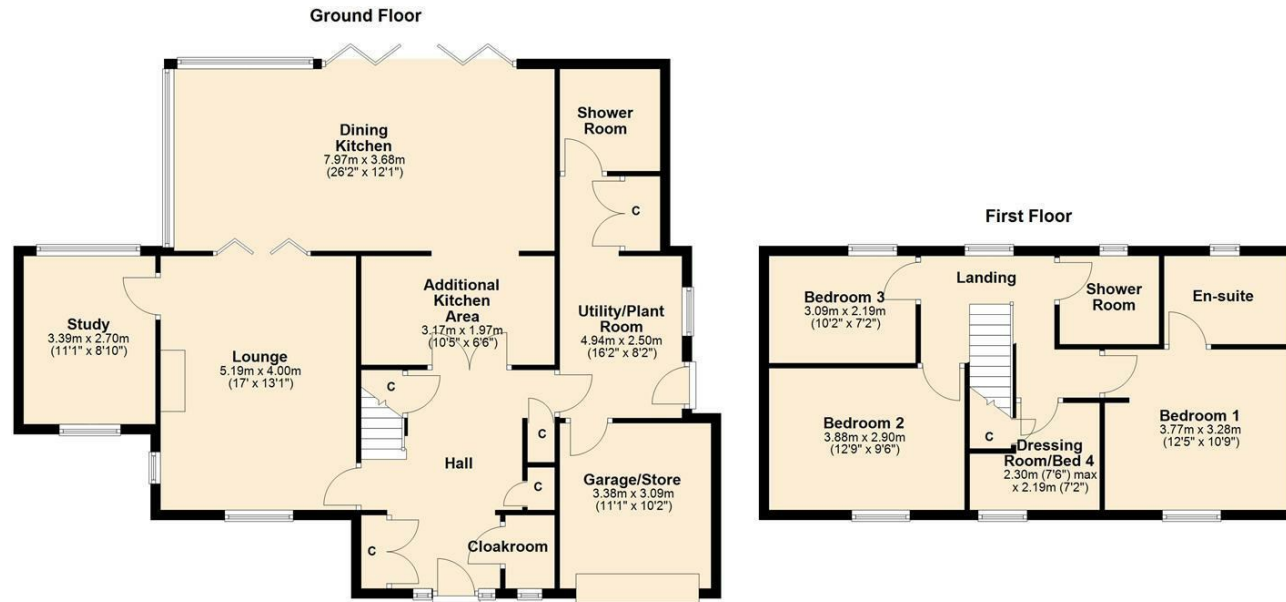
Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

## **GDPR**

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).



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