



63 MEADOWBANK  
HITCHIN





**63 Meadowbank**  
Hitchin  
Hertfordshire SG4 0HY

**Guide Price £725,000**

Located in a cul-de-sac setting just a short walk from the mainline Railway Station, sits this modernist style mid Century extended detached home. Flowing open plan ground floor living space opens onto a mature corner plot garden. The first floor has been redesigned offering four generous bedrooms, two bathroom facilities and a laundry room. Stylish era design features throughout further adds to the appeal of this rather special home.

Externally, there is off street parking and a garage.

Viewings to commence Saturday 29th June 2024.



**Viewing**

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance door opening to:-

#### Lobby

Tiled floor. Radiator.

#### Cloakroom

4'11" x 2'11" (1.5m x 0.9m)

Fitted with a suite comprising low level W.C and washbasin. Tiled floor. Radiator. Double glazed window to side.

#### Reception Hall/Study

13'1" x 8'10" (4.0m x 2.7m)

Radiator. Double glazed casement door and window to front. Door to:-

#### Dining Room

13'9" x 13'1" (4.2m x 4.0m)

Tiled floor. Radiator. Double glazed casement door and windows opening to the rear garden.

#### Living Room

15'1" x 13'9" (4.6m x 4.2m)

Reclaimed wood floor. Fireplace with tiled hearth. Raised tiled recess with wood burner. Two radiators. Double glazed casement doors and windows to front and rear.

#### Kitchen

12'1" x 9'6" (3.7m x 2.9m)

Fitted with a range of sycamore shaker style floorstanding and wall mounted units with drawers. Granite worksurfaces. Tiled walls. Tiled floor. Inset stainless steel sink unit with mixer tap and drainer. Space and plumbing for dishwasher. Gas cooker point. Radiator. Double glazed window to rear. Door to side. Door to Garage.

### ON THE FIRST FLOOR

#### Landing

22'7" x 2'7" (6.9m x 0.8m)

Loft access. Airing cupboard. Radiator.

#### Laundry Room

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

Worksurface with inset stainless steel sink unit and mixer tap. Space and plumbing for washing machine and tumble dryer. Radiator. Double glazed window to rear.

#### Bedroom One

15'8" x 9'10" (4.8m x 3.0m)

Plus built-in wardrobe. Radiator. Double glazed window to front.

#### En-Suite

8'10" x 6'2" max (2.7m x 1.9m max)

Fitted with a white suite comprising washbasin, tiled shower enclosure and low level W.C. Heated towel radiator. Extractor fan. Double glazed window to rear.

#### Bedroom Two

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

Plus built-in wardrobe. Radiator. Double glazed window to front.

#### Bedroom Three

13'9" x 7'10" (4.2m x 2.4m)

Reclaimed wood floor. Vaulted ceiling. Radiator. Double glazed window to front.

#### Bedroom Four

13'9" x 7'10" (4.2m x 2.4m)

Reclaimed wood floor. Vaulted ceiling. Radiator. Double glazed window to rear.

#### Bathroom

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

Fitted with a white suite comprising bath with shower over, vanity washbasin and low level W.C. Panelled and tiled walls. Extractor fan. Radiator. Double glazed window to rear.

### OUTSIDE

#### Garage & Driveway

17'4" x 9'2" (5.3m x 2.8m)

Power and light connected. Wall mounted gas fired boiler (not tested).

Driveway providing off-street parking.

#### Front Garden

Landscaped front garden with established plants and shrubs. Gated side access to the rear garden.

#### Side Garden

Side garden with timber shed. Established plants and shrubs. Access to:-

#### Rear Garden

Laid mainly to lawn with mature trees, shrubs and plants. Water feature. Power and lighting. Garden tap.

### 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 D; Potential B.

### FLOOR AREA

Approx 130sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

### 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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