



13 CRANBORNE AVENUE
HITCHIN



13 Cranborne Avenue

Hitchin
SG5 2BS

Guide Price £1,050,000

Located on the popular west side of town and well placed for many amenities including good schools, open countryside and Hitchin's vibrant town centre. This extended detached family home sits on a good sized south facing mature private plot and benefits from off street parking to the front.

The accommodation features an impressive social kitchen diner family room with part vaulted ceiling and views over the rear garden, two further good sized reception rooms, utility, W.C and store. Upstairs there are four good sized bedrooms plus an en-suite bathroom to the master bedroom and separate family bathroom.

The property is heated via a gas fired boiler to radiator central heating, uPVC double glazed windows throughout. The property also features Solar Panels.

An early viewing is therefore highly recommended



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Double glazed entrance door with glazed panels opening to:-

Entrance Hall

Radiator. Stairs to first floor with built in storage beneath. Inset spotlights. Smoke alarm. Tiled floor. Door to the Cloakroom. Double doors opening to the Kitchen/Dining/Family Room.

Cloakroom

Refitted with a white suite comprising wall mounted washbasin with tiled splashback and low level W.C with dual flush. Tiled floor. Radiator. Extractor. Inset spotlights. uPVC double glazed window to front.

Family Room

16'5" x 12'11" (5.00m x 3.94m)

Radiator. Inset spotlights. uPVC double glazed window to front.

Lounge

19'0" x 16'7" (5.79m x 5.05m)

Two radiators. Inset spotlights. High level double glazed window to the side. uPVC double glazed sliding patio doors to rear garden.

Kitchen/Dining/Family Room

Comprising:-

Dining/Family Area

18'11" x 12'6" (5.77m x 3.81m)

Part vaulted ceiling. Inset spotlights. Tiled flooring. Exposed brick wall. Radiator. Velux window. Opening to Kitchen Area. Double doors to Lounge. Double glazed sliding patio doors opening to the rear garden.

Kitchen Area

15'10" x 11'7" (4.83m x 3.53m)

Fitted with a range of black matt low level units and drawers. Black worksurfaces over. Two integrated low level fridges (not tested). Integrated dishwasher (not tested). Part tiled walls. Sink with drainer and brass mixer tap over. Integrated Stoves hob (not tested) with clear glass splashback and black extractor fan over (not tested). Eye level electric oven and grill (not tested). Part exposed brick wall. Tiled flooring. Inset spotlights. Vertical radiator. Wall light points. Door to Utility. Patio doors opening to the garden.

Utility

Space and plumbing for washing machine. Space for tumble dryer. Space for freezer. Wall mounted gas fired Baxi boiler (not tested). Hot water cylinder (not tested). Tiled floor. Radiator. uPVC double glazed door to;-.

Store

Double doors to front. Power and light connected.

ON THE FIRST FLOOR

Landing

Doors to all rooms. Hatch providing access to a boarded loft space with ladder. uPVC double glazed window to front. Doors to:-

Bedroom One

13'3" x 11'9" plus recess (4.04m x 3.58m plus recess)

Radiator. uPVC double glazed window to rear. Door to En-Suite.

En-Suite

9'5" x 3'11" (2.87m x 1.19m)

Fitted with a suite comprising low level W.C, washbasin with mixer tap and tiled splashback set into a vanity unit with storage drawers and shower cubicle with wall mounted shower unit (not tested). Extractor. Inset spotlights. Wall mounted heated towel radiator. Velux window.

Bedroom Two

15'3" x 9'0" (4.65m x 2.74m)

Radiator. uPVC double glazed window to rear.



Bedroom Three

12'0" x 8'9" (3.66m x 2.67m)

Extending to 15'2". Radiator. uPVC double glazed window to front.

Bedroom Four

14'0" x 8'5" (4.27m x 2.57m)

Radiator. uPVC double glazed window to rear.

Bathroom

8'4" x 6'4" max (2.54m x 1.93m max)

Fitted with a white suite comprising low level W.C with dual flush, washbasin set into a vanity unit with storage drawer and shower bath with wall mounted shower unit (not tested). Extractor. Inset spotlights. Wall mounted heated towel radiator. Part tiled walls. Velux window.

OUTSIDE

At the Front

Blockpaved driveway providing off-street parking for several cars. Mature flower and shrub beds.

Rear Garden

Attractively landscaped south facing plot. Concealed water butt. Two external power points. Outside tap. Gravelled area to the immediate rear of the property, enclosed by sleepers with matching steps down to a



blockpaved seating area leading to the lawn with flower and shrub beds with mature trees. Gated side access to the front. Two garden sheds. The garden is enclosed by a combination of panelled fencing, hedging and wire fencing.

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 192sqm. 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.

Solar panels are installed at the property.

VIEWINGS

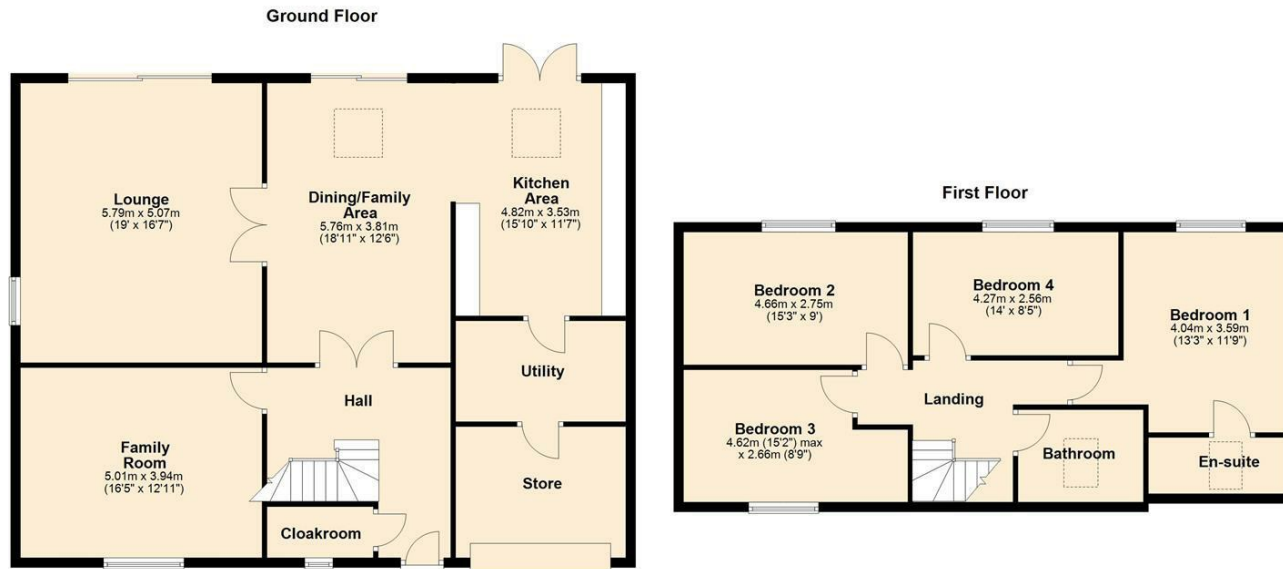
Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

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.



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