



24 NINESPRINGS WAY
HITCHIN



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Hertfordshire SG4 9NN

Guide Price £485,000

A smartly presented semi detached bungalow that has been cleverly extended to the front and rear. The property has been the subject of considerable investment by our client and stands on a good sized, westerly facing landscaped plot with ample off street parking. To the side of the property is a useful carport and the former garage has been converted into a good sized insulated home office with a rear garden store.

The property is well placed for many amenities including local shops, good schools covering all age ranges plus the station and town centre. The remodelled accommodation features an entrance lobby and a wide central hallway with built in storage. A refitted kitchen with built in appliances and soft close doors and drawers. Three good sized bedrooms (two with built in wardrobes/cupboards). A large family style bathroom with a free standing bath and separate shower cubicle plus a spacious open plan social sitting and dining area with direct garden access.

An early viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

uPVC double glazed entrance door opening to:-

Entrance Lobby

Radiator. Coved ceiling. Coat hooks. uPVC double glazed window to the side. Part glazed door to:-

Entrance Hall

Radiator. Coved ceiling. Recessed LED lighting. Built-in storage cupboard with shelving. Built-in airing cupboard with linen shelving and radiator. Hatch with ladder providing access to the loft space. Open plan access to the Dining Area and Sitting Room. White panelled doors to all Bedrooms and Bathroom. Part glazed door to Kitchen.

Kitchen

10'6" x 8'7" (3.20m x 2.62m)

Refitted with a range of high gloss floorstanding and wall mounted storage units with soft close doors and drawers. Ample rolled edge worksurfaces. Fitted 1.5 bowl Franke sink unit with drainer and mixer tap over. Part tiled walls. Integrated AEG dishwasher (not tested). Integrated electric hob (not tested) with extractor over (not tested). Integrated double oven (not tested). Fitted AEG microwave (not tested). Space for an upright fridge freezer. Space and plumbing for a washing machine. Tall upright larder cupboard with pull out shelving. Corner storage cupboard with pull out shelving. Under unit lighting. Radiator. Tiled effect flooring. Recessed spotlighting. uPVC double glazed window to front.

Dining Area/Sitting Room

20'10" x 9'4" (6.35m x 2.84m)

Two radiators. TV point. Coved ceiling. Recessed spotlights. Telephone point. uPVC double glazed French style doors with matching side windows opening to the rear garden.

Bedroom One

10'9" x 9'1" (3.28m x 2.77m)

Plus a range of built-in wardrobes with hanging rail and storage shelving. Radiator. Coved ceiling. Recessed spotlights. uPVC double glazed window to front.

Bedroom Two

11'0" x 9'0" (3.35m x 2.74m)

Radiator. Coved ceiling. Recessed spotlighting. Built-in wardrobe with hanging rail. Built-in storage cupboard housing electric consumer unit (not tested), gas and electric meters (not tested). uPVC double glazed window to rear.

Bedroom Three/Study

7'0" x 6'9" (2.13m x 2.06m)

Coved ceiling. Recessed spotlights. Radiator. Oak effect laminate flooring. uPVC double glazed window to side.

Bathroom

9'3" x 5'3" (2.82m x 1.60m)

Fitted with a modern white suite comprising claw foot freestanding roll top bath with chrome taps, separate shower cubicle with double screen entry doors and shower unit (not tested), washbasin set in vanity unit and concealed cistern low level W.C. Radiator. Part tiled walls. Extractor. Recessed spotlights.. Vinyl flooring. Frosted uPVC double glazed window to side.

OUTSIDE

External Office

9'7" x 7'10" (2.92m x 2.39m)

Insulated. Recessed spotlighting. Wood effect flooring. Various power points. uPVC double glazed entrance door with uPVC double glazed windows to front and side.

Garden Store

8'3" x 6'3" (2.51m x 1.91m)

Power and light connected. uPVC double glazed entrance door.

Timber Shed

7'8" x 5'9" (2.34m x 1.75m)

Of timber construction with entrance door and window to rear.

Greenhouse

8'0" x 8'0" (2.44m x 2.44m)

Rear Garden

55'0" x 35'0" approx (16.76m x 10.67m approx)

Westerly facing and laid mainly to lawn with paved pathway to the rear. Flower and shrub borders. Gated paved pathway at the side.

Driveway & Carport

Driveway at the front providing off-street parking. Carport providing covered parking for one car.

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

FLOOR AREA

Approx 75sqm. 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 C; 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.

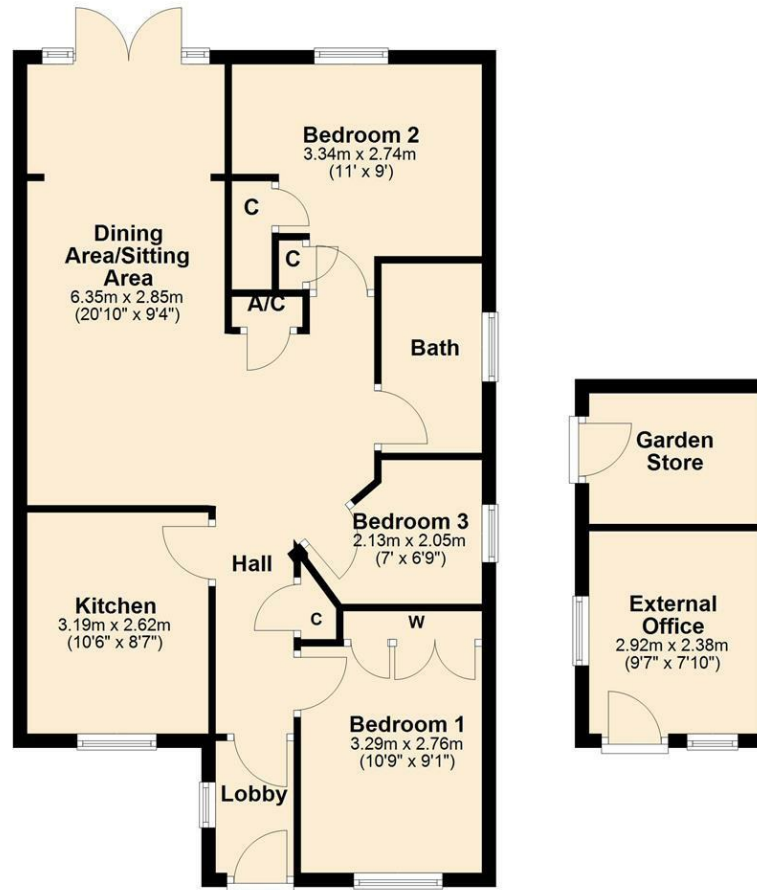
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Ground Floor



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