



NORGANS
Surveyors & Estate Agents

1 MERMAID CLOSE
HITCHIN



1 Mermaid Close

Hitchin

Hertfordshire SG4 0ET

Guide Price £475,000

BEST & FINAL OFFERS BY 5PM, WEDNESDAY
11TH SEPTEMBER 2024.

Located in a cul de sac location on this popular residential development, well positioned for access to a selection of fine schools and the mainline railway station.

Internally the accommodation has been remodelled and now offers a study which could be used as a separate dining room (originally the garage), spacious lounge with internal bi fold doors to a good sized kitchen breakfast room, separate conservatory with views over the garden and W.C. Upstairs, there are three double bedrooms, en-suite shower room and a family bathroom.

Further benefits include a private southerly facing rear garden, gas central heating to radiators and double glazed windows. Block paved driveway to the front providing off street parking.

Viewing highly recommended.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

uPVC double glazed entrance door to:-

Hall

Internal doors to Living Room and Cloakroom.

Cloakroom

Fitted with a white suite comprising low level W.C and pedestal washbasin with tiled splashback. Radiator. Oak effect flooring. Double glazed window to front.

Living Room

17'2" x 13'11" (5.23m x 4.24m)

An L-shaped room reducing to 10'2". Oak effect flooring. Stairs to first floor. Two radiators. Double glazed window to front. Door to Dining Room/Playroom. Bi-fold doors opening to the Dining Kitchen.

Dining Room/Study

10'4" x 7'5" (3.15m x 2.26m)

Meter cupboard. Radiator. Double glazed window to front.

Dining Kitchen

17'2" x 11'6" (5.23m x 3.51m)

Fitted with a range of white shaker style units incorporating drawers. Wood effect rolled edge worksurfaces. 1½ bowl stainless steel sink unit with mixer tap over. Integrated oven (not tested) with induction hob (not tested) and extractor hood over (not tested). Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for tumble dryer. Breakfast bar. Part tiled walls. Cupboard housing Valliant gas fired boiler (not tested). Part tiled walls. Radiator. Double glazed windows and door to Conservatory.

Conservatory

11'6" x 9'0" (3.51m x 2.74m)

Constructed with a brick base surmounted with uPVC double glazed windows and vaulted glazed roof with velux window. Inset spotlights. Tiled floor. uPVC double glazed doors opening to the rear garden.

ON THE FIRST FLOOR

Landing

Loft access hatch with retractable ladder. Deep airing cupboard. Double glazed window to side. Doors to all Bedrooms and Bathroom.

Bedroom One

12'8" x 9'7" (3.86m x 2.92m)

Radiator. Double glazed window to front. Door to:-

En-Suite

9'5" x 3'4" (2.87m x 1.02m)

Fitted with a white suite comprising fully tiled shower enclosure, washbasin and low level W.C. Tiled floor. Radiator.

Bedroom Two

9'7" x 9'5" (2.92m x 2.87m)

Radiator. Double glazed window to rear.

Bedroom Three

9'11" x 7'6" (3.02m x 2.29m)

Radiator. Double glazed window to front.

Family Bathroom

7'5" x 6'3" (2.26m x 1.91m)

Fitted with a white suite comprising bath, vanity washbasin and low level W.C. Heated towel rail. Tiled floor. Part tiled walls. Extractor. Shaver socket. uPVC double glazed frosted window to rear.

OUTSIDE

Front Garden

Blockpaved driveway at the front providing off-street parking for several cars. Storage shed located at the side of the house. Gated side access to the rear garden.

Rear Garden

The Southerly aspect rear garden extends to approximately 30ft in length. A block paved patio is adjacent to the house with lawn and shrub borders beyond. Garden tap. Storage shed to the side of the house. Enclosed by timber fencing with gate to the side.

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 91sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current C; Potential B.

SERVICE CHARGE

There is a charge of £125 per year for maintenance of the development.

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

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

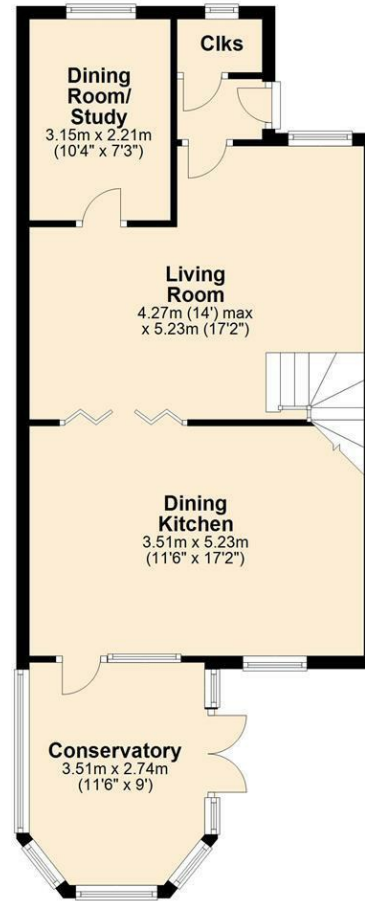
GDPR

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.

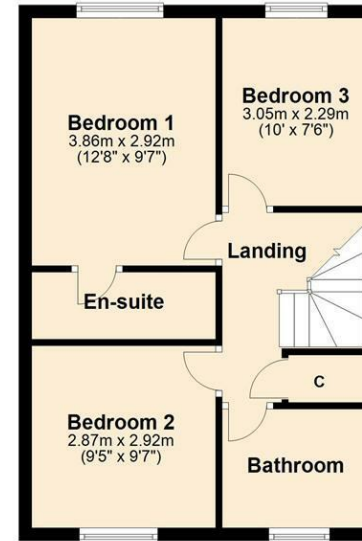
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Ground Floor



First Floor



1 Mermaid Close, Hitchin