



26 QUEENSWOOD DRIVE
HITCHIN



26 Queenswood Drive Hitchin Hertfordshire SG4 0LG

Guide Price £875,000

Viewings from Friday 27th September 2024

A beautifully presented and cleverly extended semi detached home that stands on a large private South Westerly facing plot with off street parking and attractive views to the front over fields. The property provides spacious living accommodation with modern quality fittings that harmonise perfectly with period fittings to create both a stylish and practical home.

The accommodation features an entrance hall with built in storage and a cloakroom, a front formal sitting room with a walk in bay window and bespoke storage around a central chimney breast. The fabulous open plan social kitchen will become the envy of your friends and family and features built in appliances, a large island, under floor heating plus two sets of bi folding doors and a lantern roof which floods the dining, sitting and study/playroom areas with natural light. There is also a large utility room with storage and direct access via double doors to the driveway. Upstairs the spacious landing provides access to four double sized bedrooms, a large family bathroom plus a stylish shower room which is adjacent to the master bedroom.

Queenswood Drive is a popular and established residential road on the east side of town. The open fields at the front of the property provide attractive walks plus the property is one mile from Hitchin Station and within convenient access of good schools covering all age ranges.

An early viewing of this stunning home is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance Porch

Quarry tiled floor. Composite traditional style double glazed entrance door with stained glass detail and frosted double glazed side window opening to:-

Entrance Hall

Stairs to first floor with storage cupboards below. Radiator. Luxury vinyl wood effect click flooring. Oak panelled doors opening to Sitting Room, Family Room, Kitchen and Utility Room. Door to Cloakroom.

Cloakroom

Fitted with a white suite comprising push button low level W.C and wall mounted washbasin. Part tiled walls. Automatic recessed spotlighting. Luxury vinyl wood effect click flooring.

Sitting Room

11'9" x 12'7" (3.58m x 3.84m)

Measurements taken into a walk-in bay window with views over the front driveway and fields opposite. Fitted shutters. Radiator. Coved ceiling. Central chimneybreast with built-in bespoke storage cupboards. TV point. Telephone point.

Study/Playroom

12'4" x 10'6" (3.76m x 3.20m)

Luxury vinyl wood effect click flooring. Coved ceiling. Radiator. Central chimneybreast. Open plan access to living space.

Kitchen

25'1" x 19'0" overall (7.65m x 5.79m overall)

Fitted with a range of floorstanding and wall mounted storage units with soft close doors and drawers. Quartz worksurfaces with matching upstands and breakfast bar with integral power point. Stainless steel 1.5 bowl sink unit with mixer tap. Integrated AEG induction hob (not tested). Fitted wall mounted NEFF extractor (not tested). Fitted eye level Bosch double oven (not tested). Integrated Bosch dishwasher (not tested). Space and plumbing for an American style fridge freezer. Pull out larder style cupboard. Luxury vinyl wood effect click flooring with underfloor heating. Ceramic tiled walls. Recessed spotlights. Overhead pendant lighting over breakfast bar. Oak display/storage shelving. UPVC double glazed window to side.

Dining Area

Pendant lighting over the table area, Luxury vinyl wood effect click flooring. Large bi-fold doors to rear garden. Recessed spotlights. Remote control for external canopy/awning.

Living Area

Bi-fold doors opening to the rear garden. Large vaulted lantern roof with LED lighting strip. Recessed spotlights. Luxury vinyl wood effect click flooring. TV point.

Utility

18'1" x 7'1" (5.51m x 2.16m)

Fitted with a range of floorstanding and wall mounted storage units. Stainless steel sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Luxury vinyl wood effect click flooring

with underfloor heating. Extractor. Built-in cupboard housing a wall mounted Vaillant gas fired boiler (not tested) and pressurised hot water tank (not tested). uPVC double glazed window to side. Double doors to the front driveway.

ON THE FIRST FLOOR

Landing

Traditional panelled doors providing access to all Bedrooms, Bathroom and Shower Room. Access to an insulated and part boarded loft space with retractable ladder.

Bedroom One

14'5" x 9'5" (4.39m x 2.87m)

Radiator. Recessed spotlights. uPVC double glazed window with views to the rear.

Dressing Area

9'10" x 7'8" (3.00m x 2.34m)

Open plan to the main bedroom with recessed spotlights plus a range of fitted wardrobes.

Shower Room

7'2" x 4'8" (2.18m x 1.42m)

Measurements exclude the shower cubicle. Fitted with a white suite comprising concealed cistern low level push button W.C, twin circular washbasins with wall mounted taps set into a vanity unit with storage drawers beneath and a ceramic tiled shower cubicle with screen door, matching glazed side panel and shower unit (not tested). Heated towel radiator. Ceramic tiled walls. Marble effect tiled flooring. Extractor. Shaver socket. uPVC double glazed frosted window to side.



Bedroom Two

13'2" x 9'7" (4.01m x 2.92m)

Measurements exclude wardrobe cupboards to either side of the chimneybreast. Radiator. uPVC double glazed window to front.

Bedroom Three

10'3" x 9'0" (3.12m x 2.74m)

Measurements exclude a range of built-in wardrobes to either side of the chimneybreast. Radiator. uPVC double glazed window to rear.

Bedroom Four

14'8" x 8'6" (4.47m x 2.59m)

Radiator. Two uPVC double glazed windows with attractive views to the front.

Bathroom

9'0" x 7'3" (2.74m x 2.21m)

Fitted with a white suite comprising washbasin with chrome mixer tap set into a vanity unit with storage cupboard below, concealed cistern push button low level W.C and ceramic tiled bath with shower screen and Mira digital shower unit over (not tested). Part tiled walls. Tiled effect flooring. Built-in storage cupboard. Extractor. Recessed spotlights. Heated towel radiator. uPVC double glazed frosted window to side.

OUTSIDE

Front Garden

Blockpaved front garden area providing off-street parking for several cars. Various flower and shrub borders. Dwarf wall to front and side. Gate and pathway to rear garden.

Rear Garden

65'0" x 30'0" (19.81m x 9.14m)

South facing with a remote controlled awning/sunscreen that can be opened to cover the extensive paved patio to the immediate rear of the house. The garden is well stocked with flower and shrub borders and raised railway sleeper beds. The remaining garden is laid mainly to lawn and enclosed by panelled fencing and matching hedging. Outside lighting. External power points. Garden tap. Gated pathway to the front. Timber shed. Summerhouse.

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/rooms.

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

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

GDPR

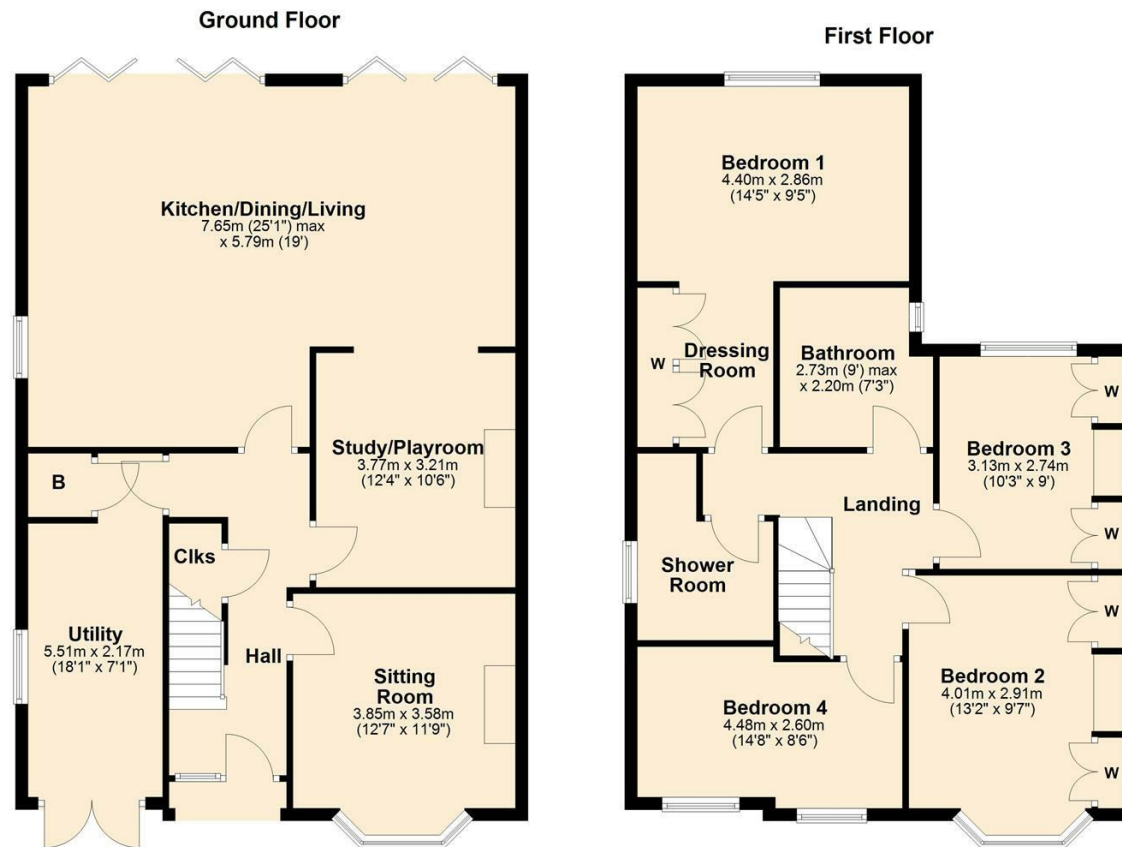
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