



3 COACH DRIVE
HITCHIN



3 Coach Drive Hitchin Hertfordshire SG4 9AP

Guide Price £1,000,000

VIEWINGS TO COMMENCE SATURDAY 12TH OCTOBER 2024.

Located in a stunning tree lined setting on the south side of Hitchin, with ease of access to the neighbouring rolling countryside yet less than a mile from the Town Centre. This stylish 1920's home has recently been substantially extended with a full width rear extension, which has created a fabulous kitchen living social entertainment space in keeping with current trends. The property features a good blend of both current and character, with many original character features such as fireplaces, parquet wood floors, original doors, Bakelite handles etc, retained.

Extensive off-street parking, garage and fabulous Southerly aspect plot. This property also offers considerable further potential to extend (STPP).



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Storm Porch

Quarry tiled step. Entrance door opening to:-

Reception Hall

6'10" x 5'10" (2.1m x 1.8m)

Plus 3.4m x 2.0m. Parquet flooring. Stairs to first floor. Picture rails. Radiator. Original pine doors with bakelite handles opening to:-

Snug

12'5" x 11'5" (3.8m x 3.5m)

Measurements include a double glazed bay window to front. Parquet flooring. Fireplace with brick surround and raised hearth. Picture rails. Radiator.

Living/Sitting Area

19'0" x 12'5" (5.8m x 3.8m)

Reducing to 2.8m. Parquet flooring. Fireplace with recessed woodburner standing on a raised hearth. Picture rails. Radiator. Double glazed window to front. Opening directly on to the Kitchen/Family Room.

Kitchen/Family Room

38'8" x 13'9" (11.8m x 4.2m)

Narrowing to 3.1m plus entrance recess 2.4m x 2.3m. A fabulous entertaining space refitted with a range of floorstanding and wall mounted storage units with drawers. Black granite worksurfaces with sink and drainer. Integrated fridge freezer (not tested). Integrated dishwasher (not tested). Space for range style cooker with extractor over (not tested). Underfloor heating virtually throughout. Two glass atriums. French doors opening on to a Southerly aspect garden. Bi-fold doors and two windows to rear. Useful step down Store Cupboard/former Larder.

Utility

10'9" x 5'6" (3.3m x 1.7m)

Stainless steel sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Cupboard housing Worcester gas fired boiler (not tested) and water softener (not tested). Extractor fan. Stable door to side.

Study

11'1" x 4'11" (3.4m x 1.5m)

Radiator. Window to side.

Cloakroom

7'6" x 4'3" (2.3m x 1.3m)

Fitted with a white suite comprising low level W.C and washbasin. Heated towel radiator. Extractor fan.

ON THE FIRST FLOOR

Landing

Double glazed window to rear. Large walk-in cupboard. Loft access hatch. Window to side.

Bedroom One

14'5" x 11'5" (4.4m x 3.5m)

Measurements include double glazed bay window to front. Brick fireplace with raised hearth. Picture rails. Radiator.

Bedroom Two

15'8" x 8'2" (4.8m x 2.5m)

Pine flooring. Picture rails. Loft access via a retractable ladder. Brick fireplace with raised hearth. Radiator. Two double glazed windows to front.

Bedroom Three

12'5" x 9'6" (3.8m x 2.9m)

Pine flooring. Picture rails. Brick fireplace with raised hearth. Double glazed window to rear.



Bathroom

8'6" x 8'2" (2.6m x 2.5m)

Refitted with a white suite comprising bath with shower attachment over, low level W.C, washbasin and shower enclosure. Part tiled walls. Heated towel radiator. Extractor. Electric underfloor heating (not tested). Double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn and enclosed by mature hedge. Raised planters to the side. Gated side access to the rear garden.

Garage & Parking

8'6" x 14'1" (2.6m x 4.3m)

Power and light connected. Timber entry doors. Double glazed window to side.

Gravelled parking area for several cars to the front of the house and leading to the garage.

Rear Garden

A generous rear garden benefitting from a southerly aspect. Large patio area adjacent to the house leading to an expansive lawn.

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 D; Potential C.

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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