



NORGANS

Surveyors & Estate Agents

74 HIGHOVER WAY

HITCHIN



74 Highover Way Hitchin Hertfordshire SG4 0RQ

Guide Price £650,000

A modern, detached family style home that has been cleverly extended to create both spacious and practical living accommodation on the ground and first floors.

Situated on the east side of town, this attractive home stands on a private landscaped plot with a garage and off street parking. It is well placed for many amenities including the station and features an entrance hall with built in storage and a refitted cloakroom. A front formal sitting room with a central fireplace and bay window. A separate extended dining room with direct garden access. A spacious open plan social kitchen/breakfast room with built in appliances and utility room plus a separate family room/study with a built in desk unit and storage.

Upstairs there are four large bedrooms, a recently refitted family bathroom plus an en-suite shower room to the main bedroom.

Viewing is highly recommended.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Part glazed composite entrance door to:-

Hall

Radiator. Multi-paned door to Sitting Room. White panelled doors to Cloakroom and built-in coats/shoe storage cupboard.

Cloakroom

Fitted with a suite comprising washbasin with chrome mixer tap set into vanity unit with storage space beneath and low level push button concealed cistern W.C. Chrome heated towel radiator. Part tiled walls. Wood effect herringbone patterned floor. uPVC double glazed frosted window to front.

Sitting Room

15'6" x 11'3" (4.72m x 3.43m)

Radiator. Coved ceiling. Central sandstone fireplace with matching hearth and fitted gas living flame fire. uPVC double glazed bay window to front. Multi-paned door to Dining Room.

Dining Room

21'4" x 9'0" (6.50m x 2.74m)

Measurements include a staircase to the first floor. Solid wooden flooring. Two radiators. Door to Kitchen. uPVC double glazed French style doors to the rear garden.

Kitchen/Breakfast Room

14'10" x 13'9" (4.52m x 4.19m)

Fitted with a matching range of floorstanding and wall mounted storage units with drawers, top corning and under pelmet lighting. Ample rolled edge worksurfaces. Part tiled walls. Stainless steel sink unit with drainer and mixer tap. Integrated NEFF dishwasher (not tested). Integrated fridge freezer (not tested). Rangemaster 110 range style cooker with five ring gas hob, electric hotplate, double oven, grill and storage drawer (not tested) with Rangemaster extractor hood over (not tested). End unit display/storage shelving. Two glass fronted display/storage cupboards. Karndean vinyl flooring. Radiator. uPVC double glazed window to rear garden. Multi-paned door to Utility. Double multi-paned doors to the Family/Playroom.

Utility

6'9" x 6'2" (2.06m x 1.88m)

Fitted with a range of floorstanding units with rolled edge worksurfaces. Stainless steel sink unit with drainer and mixer tap. Part tiled walls. Space and plumbing for washing machine. Tall upright storage cupboard. Wall mounted storage cupboard and shelving. Karndean vinyl flooring. Door to Garage.

Family Room/Playroom

16'2" x 7'4" (4.93m x 2.24m)

Radiator. Solid wood flooring. Fitted desk unit with floorstanding storage cupboards and shelving. Matching

range of storage units and shelving. uPVC double glazed French style doors with matching side windows.

ON THE FIRST FLOOR

Landing

Radiator. Access to loft space with fitted retractable ladder. Airing cupboard with lagged hot water cylinder (not tested), immersion (not tested) and linen shelving. White panelled doors to all Bedrooms and Bathroom.

Bedroom One

10'9" x 10'1" plus entrance recess (3.28m x 3.07m plus entrance recess)

Fitted with a range of built-in wardrobes with hanging rails, storage drawers and top storage lockers. Radiator. uPVC double glazed window to rear. Door to:-

En-Suite Shower Room

5'2" x 4'9" (1.57m x 1.45m)

Fitted with a white suite comprising low level W.C., pedestal washbasin with chrome mixer tap and shower cubicle with folding entrance door, glazed side panel and fitted shower unit (not tested). Part tiled walls. Recessed spotlights. Extractor. Heated towel radiator. Wood effect flooring.

Bedroom Two

11'8" x 8'10" plus entrance recess (3.56m x 2.69m plus entrance recess)

Radiator. Two built-in wardrobes. uPVC double glazed window to front.



Bedroom Three

13'1" x 6'2" (3.99m x 1.88m)

Plus 7'7" x 4'3". An L-shaped room. Two radiators. Wood effect flooring. Part vaulted ceiling with double glazed velux window. Recessed spotlights. uPVC double glazed window to rear.

Bedroom Four

13'11" x 8'9" (4.24m x 2.67m)

Two radiators. Wood effect flooring. Fitted with a range of built-in shelving, desk/dressing table and top storage lockers. Two uPVC double glazed windows to front.

Bathroom

8'7" x 5'3" (2.62m x 1.60m)

Refitted with a white suite comprising panelled bath with fixed showerhead and shower unit (not tested) and glazed screen, washbasin with chrome taps and vanity unit beneath, and push button low level W.C. Tiled walls. Tiled floor. Recessed spotlights. Extractor. Heated chrome towel radiator. uPVC double glazed window to side.

OUTSIDE

Front Garden

Paved for the ease of maintenance and providing off-street parking for a couple of cars and access to the front door. Bin store area. Flower border.



Garage

17'11" x 8'9" (5.46m x 2.67m)

Up and over vehicular entry door. Power and light connected. Space for a tumble dryer. Wall mounted Potterton Suprima gas fired boiler (not tested).

Rear Garden

40'0" x 23'0" (12.19m x 7.01m)

Laid mainly to lawn with flower and shrub borders. Large paved patio area to the immediate rear of the house. External lighting. Outside tap. Additional paved patio to the rear of the garden. Timber shed. Enclosed by panelled fencing. Gated access 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 134sqm. 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)

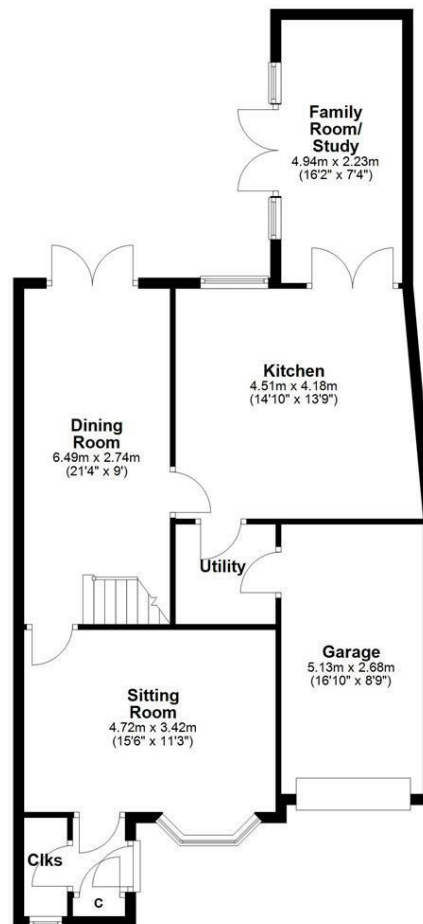
GDPR

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.

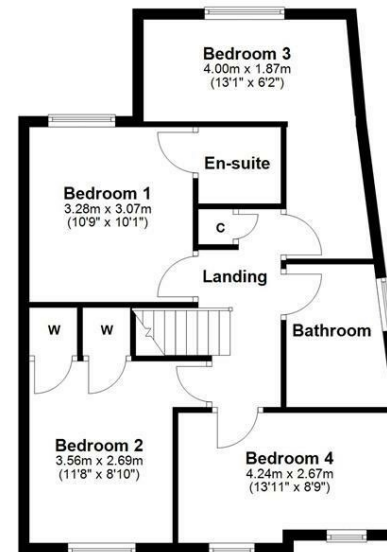
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Ground Floor



First Floor



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