



NORGANS

Surveyors & Estate Agents

1 WOODSIDE GARDENS
HITCHIN



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Hitchin

Hertfordshire SG4 9JF

Guide Price £1,350,000

BEST AND FINAL OFFERS 12 NOON MONDAY 9th
DECEMBER 2024

Simply stunning, this stylish five bedroom contemporary detached home is discreetly tucked away forming a development of just three houses accessed from a private road. This super convenient setting is well placed for access to both the Town Centre and mainline Railway Station. There are also a selection of highly regarded Schools nearby.

Substantially extended, this well designed home is ideal for modern day living. There are five bedrooms and three bathroom facilities. The master bedroom has a tall vaulted ceiling along with the benefit of air conditioning. There is a huge kitchen family room with part vaulted ceiling, under floor heating and a wood burner for those cosy evenings. Spacious living room, again with a wood burner, study/playroom, cloakroom and utility. Externally, there is off street parking leading to a garage. Generous rear garden and large side paved side courtyard garden.

CHAIN FREE SALE!!!

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Storm Porch

Entrance door opening to:-

Reception Hall

11'9" x 6'6" (3.6m x 2.0m)

Oak flooring. Radiator. Coved ceiling. Oak doors opening to:-

Cloakroom

6'2" x 2'7" (1.9m x 0.8m)

Fitted with a white suite comprising low level W.C and washbasin. Oak flooring. Coved ceiling. Part tiled walls. Radiator. Window to front.

Sitting Room

20'4" x 13'1" (6.2m x 4.0m)

Measurements include a square bay window to front. Oak flooring. Fireplace. Coved ceiling. Two radiators. Dual aspect windows.

Kitchen/Family Room

20'0" x 19'4" (6.1m x 5.9m)

Fitted with an extensive range of floorstanding and wall mounted shaker style units with drawers and granite worksurfaces over. Central island with sink. Integrated Miele coffee machine (not tested). Integrated

microwave (not tested). Integrated oven (not tested). Integrated warming drawer (not tested). Integrated dishwasher (not tested). Butler sink. Space for American style fridge freezer. Tiled floor with underfloor heating. Part vaulted ceiling. Recessed spotlights. Two large velux windows. Radiator. Window to side. Two sets of doors to rear. Open plan to Snug. Door to Inner Hall.

Snug

11'5" x 10'9" (3.5m x 3.3m)

Oak flooring. Coved ceiling. Wood burner. Vertical radiator. Recessed spotlights. Double doors to rear garden.

Inner Hall

4'11" x 3'7" (1.5m x 1.1m)

Tiled floor. Understairs storage cupboard.

Utility

16'0" x 4'3" (4.9m x 1.3m)

Fitted with a range of floorstanding and wall mounted storage units Stainless steel sink unit with mixer tap. Tiled floor. Space and plumbing for washing machine. Part tiled walls. Door and window to the rear.

Study

13'5" x 8'2" (4.1m x 2.5m)

Fitted cupboards. Radiator. Door and window to rear courtyard. Door to Garage.

ON THE FIRST FLOOR

Landing

Coved ceiling. Airing cupboard. Windows to front. Oak doors to:-

Bedroom One

17'0" x 8'10" (5.2m x 2.7m)

Dramatic vaulted ceiling. Velux rooflight. Air conditioning unit (not tested). Fitted wardrobes. Wood effect flooring. Loft access. Two radiators. Windows to front.

En-Suite Bathroom

8'10" x 5'6" (2.7m x 1.7m)

Fitted with a white suite comprising bath, low level W.C and washbasin. Tiled walls. Tiled floor. Extractor fan. Heated towel radiator. Storage cupboards. Window to side.

Bedroom Two

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

Air conditioning unit (not tested). Fitted wardrobes. Recessed spotlights. Oak effect flooring. Radiator. Window to rear. Door to En-Suite.

En-Suite

6'2" x 6'2" (1.9m x 1.9m)

Brand new suite comprising shower enclosure, low level W.C and washbasin. Window to rear.



Bedroom Three

12'1" x 9'10" (3.7m x 3.0m)

Plus entrance recess. Fitted wardrobes. Radiator. Window to rear.

Bedroom Four

9'10" x 8'6" (3.0m x 2.6m)

Wood effect flooring. Radiator. Window to side.

Bedroom Five

9'2" x 7'10" (2.8m x 2.4m)

Loft access. Radiator. Window to side.

Bathroom

6'2" x 6'2" (1.9m x 1.9m)

Fitted with a white suite comprising bath with shower over, low level W.C and washbasin. Heated towel radiator. Tiled floor. Tiled walls. Window to side.

OUTSIDE

Garage & Parking

Accessed via a private road serving just three houses.

Double width hardstanding driveway leading to an Integral Garage with up and over vehicular entry door.

Front Garden

Open plan lawn with raised sleeper bed with shrubs. Gated side access leading to the side Courtyard garden.



Side Courtyard Garden

Fully paved South facing seating area with screening. Space for timber shed. Pathway to the rear garden.

Rear Garden

Large patio terrace adjoining the house with steps with raised borders leading to the lawn. Mature trees.

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

FLOOR AREA

Approx 198sqm. 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

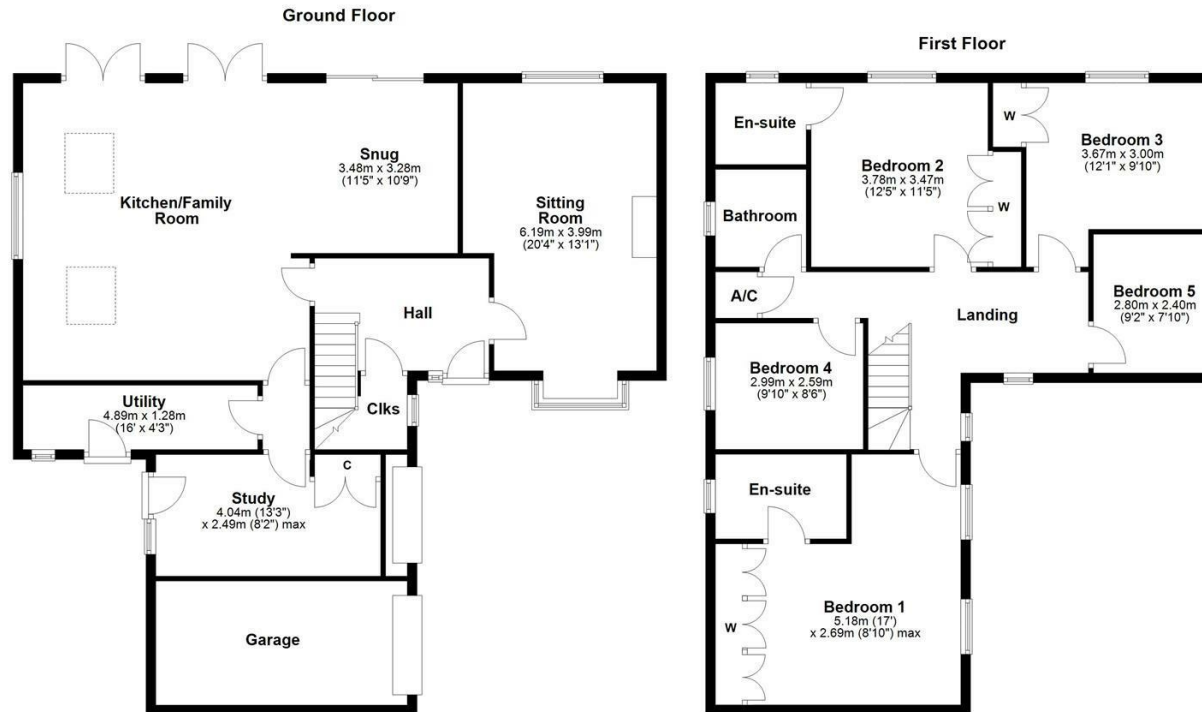
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