



NORGANS

Surveyors & Estate Agents

28 ROYAL OAK LANE
PIRTON



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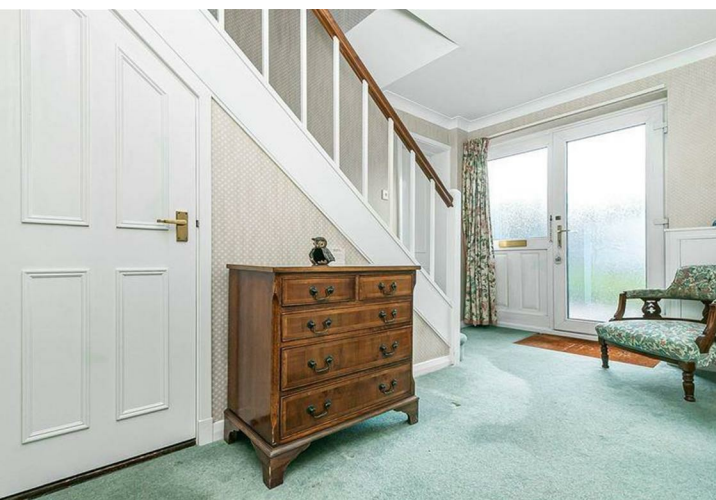
Hertfordshire SG5 3QT

Guide Price £675,000

Viewings to commence Saturday 8th March 2025

An attractive detached chalet style home standing on a private, landscaped plot with a garage and ample parking. Since its construction in the early 1960's by a local building firm, this CHAIN FREE home has never been sold outside of the family and is now available to purchase in the open market for the first time. It has been improved with replacement double glazed windows and doors, air conditioning and a gas fired boiler to radiator central heating. In our opinion it is ideally suited for those who are either looking to downsize or are seeking a long term family home as it offers enormous potential to remodel or extend, subject to obtaining the required consents. The property is well placed for all village amenities and communication links by road, rail and air plus the thriving market town of Hitchin is approximately three miles.

The existing accommodation features a wide entrance hall, a split level ground floor bathroom with a shower cubicle and corner bath. An impressive triple aspect open plan sitting room with a central fireplace. A dining room with attractive views over the garden plus a large fitted kitchen/breakfast room with appliances. Upstairs there are two large double sized bedrooms with built in storage and en-suite cloakrooms. An early viewing is highly recommended in order to appreciate this properties full potential.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Double glazed entrance door with matching side window to:-

Entrance Hall

12'7 x 7'11 (3.84m x 2.41m)

Stairs to first floor with built in storage cupboard below. Telephone Point. Radiator. Built in meter cupboard with electric consumer unit. Coved Ceiling. Two wall light points. White panelled internal doors to the Sitting Room, Dining Room, Kitchen and bathroom.

Bathroom

9'11 x 7'10 (3.02m x 2.39m)

A large split level bathroom with a frosted double glazed window to the front and pink suite featuring a low level WC, Bidet, Pedestal Wash Hand Basin with chrome mixer tap. Corner bath with shower attachment plus a separate shower cubicle with an Aqualisa shower unit. Coved Ceiling. Recessed spot lighting. Extractor fan. Radiator and wall mounted Dimplex heater.

Sitting Room

22'5 x 12' (6.83m x 3.66m)

A triple aspect room with double glazed windows and French Style doors providing access/attractive views over the landscaped gardens. Three radiators. Television point. Mitsubishi Air Conditioning Unit. Coved Ceiling. Central Stone fireplace surround with matching hearth and fitted Gas Living Flame Fire (not tested). Open plan access to:-

Dining Room

10' x 9'5 (3.05m x 2.87m)

Double glazed window with attractive views over the rear garden. Three wall light points. Coved Ceiling. Telephone Point. Door to Entrance Hall.

Kitchen/Breakfast Room

25'6 x 8'8 (7.77m x 2.64m)

A large impressive dual aspect social kitchen with a double glazed window and door providing access to the side driveway and carport plus additional double glazed windows and French style doors with views over the rear garden. Partly vaulted glazed roof. The kitchen is fitted with a matching range of floor standing units featuring soft close doors and drawers. There is ample wood effect work surfaces incorporating an one and half bowl sink unit with drainer and mixer tap. Appliances include a Smeg electric hob (not tested), Neff extractor (not tested), Neff eye level double oven (not tested) and integrated dishwasher (not tested). Integrated Bosch washing machine (not tested) and Neff Tumble dryer (not tested). Integrated microwave plus an integrated Miele Fridge and separate Freezer (not tested). In addition there is a pull out larder, partly ceramic tiled walls. Telephone point. Daikin Inverter Air Conditioning Unit (not tested). Matching breakfast bar, recessed spot lighting, radiator, coved ceiling and ceramic tiled floor. Fitted Worcester gas fired boiler (not tested).

ON THE FIRST FLOOR

Landing

7'8 x 6'6 (2.34m x 1.98m)

With a double glazed window with attractive views over the rear garden. Built in airing cupboard with a lagged hot water tanks and linen shelving. White panelled doors to both bedrooms.

Bedroom One

20'5 x 11'5 (6.22m x 3.48m)

A dual aspect room with attractive views to the front and rear. Radiator. Range of built in wardrobe cupboards with matching bedside cabinets and drawer units. Coved ceiling. Daiken Air conditioning unit. Ceramic sink set into a vanity unit with storage cupboard below. Partly ceramic tiled walls to splash area. Fitted mirror with light and shaver socket. Door to large built in wardrobe cupboard. Door to walk in eves storage area with light. Door to:-

Cloakroom

With a Low Level WC. Electric heater and double glazed velux window.

Bedroom Two

16 x 12'3 (4.88m x 3.73m)

A dual aspect room with views to the side and rear garden. Radiator. Coved Ceiling. Range of built in wardrobes. Daiken Inverter Air Conditioning Unit. Three wall light points. Ceramic sink set into a vanity unit with storage cupboard below. Partly ceramic tiled walls to splash area. Fitted mirror with light and shaver socket. Door to:-

Cloakroom

With a low level WC, electric heater and double glazed velux window.



OUTSIDE

Front Garden

The property is set back from Royal Oak Lane and is approached via a long block paved driveway that provides ample off street parking plus access to the garage, carport and front door. The garden is laid mainly to lawn with various well stocked flower and shrub borders and beds.

Rear Garden

85' x 48 (25.91m x 14.63m)

The landscaped rear garden is a particular feature of the property and enjoys a private easterly facing aspect. It is laid mainly to lawn with various well stocked flower and shrub borders and is predominately enclosed by mature hedging and panelled fencing. To the immediate rear of the property is a large paved patio area plus gated side access to the front. Various crazy paved pathways lead to additional patio areas plus there is a traditional refurbished brick and timber built greenhouse, a garden store and summer house. There are also various outside lights, power points, garden taps and an irrigation system for assisted summer watering.

Garage

20'6 x 10'2 (6.25m x 3.10m)

With an up and over metal garage door. Power and Light connected. Multi paned style double access doors to the rear plus matching window and single door to the side. Eves storage.

Carport

Of timber construction under a polycarbonate roof.

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

123 sqm. 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

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.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

AGENTS NOTE

Our clients intend to place a covenant restricting the existing plot to one residential dwelling only.

TENURE - FREEHOLD

We are advised that this property is Freehold.







Total area: approx. 123.0 sq. metres (1324.1 sq. feet)