



NORGANS

Surveyors & Estate Agents

GARDEN HOUSE WRATTEN ROAD EAST HITCHIN



Garden House

Wratten Road East

Hitchin
Hertfordshire SG5 2AS

Guide Price £1,350,000

Discreetly located on the fringe of the town centre within a conservation area, this hidden gem is tucked away behind electric gates offering both privacy and security, yet all the benefits from the central location.

Recently extended to the rear creating stunning open plan living opening onto a private hard landscaped garden complete with outdoor kitchen. Built circa 1827 tall ceilings run through the ground floor enhancing the feel of the rooms. The living room does not disappoint with original cornicing, half shutters, huge sash windows and a beautiful marble fireplace with wood burning stove. Cloakroom, utility, basement snug, three double bedrooms and 2 bathrooms. Externally large car port, parking for 2-3 cars.

Simply a must view home!!!



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISSES

ON THE GROUND FLOOR

Bi fold doors opening to;

KITCHEN/OPEN PLAN LIVING AREA

22'7" x 16'0" (6.9 x 4.9)

A stunning recent addition. Vaulted ceiling. Two electric velux. Natural brick faced wall. Porcelain tiled floor with under floor heating. Large central island with granite tops over, seating facility to either side, cupboards under. Bank of Planet kitchen units incorporating Miele eye level ovens and microwave (not tested). Full height cupboards to either side. Stairs down to games room.

CONTINUED KITCHEN AREA

14'5" x 12'5" (4.4 x 3.8)

Further Planet supplied kitchen units with granite countertops. Porcelain tiled floor. Integrated 6 burner hob (not tested). Integrated dishwasher (not tested). Wine fridge (not tested). Tall cupboard with concealed drawers. Mirrored shelved recess with lighting. Stainless steel sink unit. Radiator. Sash windows to back and side. 10'9" (3.3m) head height. Door to;

UTILITY

10'9" x 3'3" (3.3 x 1)

Floor and wall cupboards. Concealed electric service switches. Plumbing for automatic washing machine. Sink unit.

SITTING ROOM

21'3" x 17'0" (6.5 x 5.2)

10'9" (3.3m) head height. Corniced ceiling. Oak floor. Marble feature fireplace with large wood burner. Radiator. Two large double glazed sash windows with original half shutters.

INNER HALLWAY

5'2" x 3'3" (1.6 x 1)

Plus stairs to first floor. Porcelain tiled floor.

CLOAKROOM

Corner Low Level W.C and wash hand basin. Detailed tiling to walls. Cabinet with lighting. Extractor. Heated towel rail.

ON THE FIRST FLOOR

Deep window ledge with sash window to side.

LANDING

With doors to all bedrooms and bathroom.

BEDROOM ONE

15'8" x 11'5" (4.8 x 3.5)

Central fireplace. Cornicing to ceiling. Recessed fitted wardrobe. Radiator. Secondary glazed window to side. Double doors opening to;

EN SUITE

8'10" x 6'2" (2.7 x 1.9)

Plus steps up from bedroom. Storage cupboard housing Logic central heating boiler (not tested). Shower enclosure with main shower head and hand held shower (not tested). Glass and ceramic floor tiles. Low Level W.C. Vanity wash hand basin. Heated towel rail. Window to side.

BEDROOM TWO

14'5" x 11'9" (4.4 x 3.6)

Central fireplace. Cornice to ceiling. Radiator. Sash window to side.

BEDROOM THREE

11'1" x 8'10" (3.4 x 2.7)

Reducing to 9'2". Cornicing to ceiling. Radiator. Sash window to side.

BATHROOM

7'10" x 5'10" (2.4 x 1.8)

Plus recessed shower enclosure. Bath. Vanity wash hand basin. Low Level W.C. Tiled walls. Bamboo flooring. Heated towel rail. Loft access hatch with ladder and lighting.

ON THE LOWER GROUND FLOOR



GAMES ROOM/SNUG

19'8" x 10'2" (6m x 3.10m)

6'2" (1.88m) head height. Tiled floor. Radiator. Alcove recess.

OUTSIDE

The property is access via electric entry gates off Wratten Road opening into a shared driveway for Garden House and Lucas House.

PARKING AREA

Space for 2-3 cars adjacent to garden.

CAR PORT

19'4" x 9'10" (5.9 x 3)

Timber frame with brick base. Slate roof. Light and power.

ENCLOSED REAR GARDEN

Stunning alfresco space, hard landscaped with Indian sand stone slabs and side spaces to either side of the property. Timber loggia with lead canopy driveway side, timber store area with tap and electrics to the other. Garden kitchen sink set into granite tops, hot and cold water, Whistler barbecue. Further timber storage area. Lighting and security lighting. Gated access to parking area.

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

Approxsqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

TBA

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.

TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

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







Garden House, Wratten Road, Hitchin