



HARCOURT STEVENAGE ROAD  
ST IPPOLYTS





## Harcourt Stevenage Road

St Ippolyts

Hertfordshire SG4 7PE

Guide Price £1,450,000

An imposing detached family residence set back from the road by a driveway that provides extensive parking and a detached double garage.

Located in the popular pretty North Hertfordshire village of St Ippolyts this spacious home provides well appointed accommodation comprising three separate reception rooms, fitted kitchen, utility and downstairs W.C. Upstairs the master bedroom looks over the rear garden and benefits from a refitted en suite shower room, five further bedrooms two with en suites and family bathroom.

Outside is an attractive south facing rear garden with large social patio and a large shed/storage room. Internal viewing is highly recommended.



### Viewing

By appointment with Norgans Estate Agents.









## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Hardwood entrance door with obscure glass side panels opening to:-

#### Reception Hall

Staircase to first floor with understairs storage cupboard. Full height built-in cloaks cupboards with hanging space. Covered radiator.

Wooden flooring. Doors to:-

#### Living Room

21'6" x 16'4" max (6.55m x 4.98m max)

Including brick inglenook style fireplace with niche display shelving and herringbone brickwork and wood bresemer beam and inset log burner. Wall light points. Moulded coved ceiling. Two radiators. Double glazed windows to front and side.

#### Dining Room

16'0" x 12'5" (4.88 x 3.78)

Including red brick open fireplace with tiled mantle. Amtico flooring. Wall light points. Covered radiator. Coved ceiling. Double glazed window to front. Part glazed doors to Dining Room.

#### Family Room

23'6" x 12'0" narrowing to 10'11" (7.16m x 3.66m narrowing to 3.33m)

Wall light points. Coved ceiling. Radiator. Double glazed sliding patio doors to patio and rear garden. Part glazed door to Breakfast Kitchen.

#### Kitchen Breakfast Room

22'10" x 15'3" max (6.96 x 4.65 max)

A superb Kitchen Breakfast Room that is the heart of this stunning family home. Comprehensively refitted with a range of units

comprising base cupboards with drawers and matching wall mounted cupboards including central island, dresser style units, pull out larder cupboard, corner unit and built-in trays. Black granite worksurfaces with a 1½ bowl stainless steel inset sink unit with mixer taps over. The Rangemaster Cookcentre with four burner hob unit, griddle, two ovens, grill and warming drawer (not tested) is inset in the chimneybreast with granite and oak surround including high level plate shelf. Integrated dishwasher (not tested). Space for large fridge freezer. Additional dresser style unit. Oak plate rack. Granite tiled sill. Covered radiator. Amtico floor. Inset spot lighting. uPVC double glazed window to rear. Door to Utility room.

#### Utility Room

11'8" x 5'8" (3.56m x 1.73m)

Fitted with a range of base cupboards with drawers and matching wall mounted cupboards. Space for upright fridge freezer. Stainless steel sink unit with mixer taps and drainer. Rolled edge worksurfaces. Freestanding oil fired boiler (not tested) providing central heating and hot water. Door to outside. Door to:-

#### Cloakroom

4'5" x 7'11" (1.35m x 2.41m)

Fitted with a contemporary suite comprising wash hand basin set into vanity unit with storage and low level W.C with mixer tap over. Fully tiled walls and floor. Recessed halogen spotlights. Wall mirror. Obscure glass uPVC double glazed window to rear.

#### Laundry Room

8'0" x 6'11" (2.44 x 2.11)

Fitted with a range of base cupboards with drawers and matching wall mounted cupboards. Rolled edge worksurfaces. Plumbing for washing machine. Wooden flooring. uPVC double glazed window to rear.

## ON THE FIRST FLOOR

### Landing

Large Landing area with access to loft space. Radiator. Doors to:-

#### Bedroom One

23'5" x 11'0" max (7.14m x 3.35m max)

Plus entrance recess. Fitted wardrobe cupboards. Radiator. Built in cupboard. uPVC double glazed window to rear. Door to En-Suite Shower Room.

#### En-Suite Shower Room

Fitted with a suite comprising shower cubicle with fixed head and hand held shower (not tested), wall mounted washbasin and low level W.C. Ceramic tiled walls. Ladder radiator. extractor. uPVC double glazed obscure glass window to side.

#### Bedroom Two

11'6" x 12'5" (3.51m x 3.78m )

Plus recess with built in wardrobe cupboards. Radiator. uPVC double glazed window to front. Door to En-Suite Shower Room.

#### En-Suite Shower Room

Fitted with a suite comprising tiled shower cubicle, wall mounted washbasin and low level W.C. Ceramic tiled walls. Extractor fan.

#### Bedroom Three

10'11" x 10'11" (3.33m x 3.33m)

Plus a full width range of built-in wardrobe cupboards. Radiator. uPVC double glazed window to rear. Door to En-Suite Shower Room.

#### En-Suite Shower Room

Fitted with a suite comprising tiled shower cubicle, wall mounted washbasin and low level W.C. Fully tiled walls. Extractor fan. Ladder radiator.





#### Bedroom Four

13'9" x 11'8" (4.19m x 3.56m)

Radiator. uPVC double glazed window to rear.

#### Bedroom Five

11'2" x 10'10" max (3.40m x 3.30m max)

Plus double built-in wardrobe cupboards and recess with additional storage. Radiator. uPVC double glazed window to front.

#### Bedroom Six/Study

12'0" x 8'8" (3.66 x 2.64)

Plus built-in double wardrobe cupboard. Radiator. UPVC double glazed window to front.

#### Family Bathroom

10'8" x 9'10" max (3.25m x 3.00m max)

Fitted with a suite comprising corner bath with handheld shower attachment, concealed cistern low level W.C and washbasin inset in vanity unit with cupboards and drawers beneath. Range of wall mounted cupboards including mirror with recessed halogen spotlight. Display alcoves. Fully tiled walls. Recessed halogen spotlighting. Obscure glass uPVC double glazed window to side. Extractor. Heated towel radiator.

#### OUTSIDE

To the front of the property is a driveway leading to detached double garage. Flower and shrub beds. Brick wall with low level privet hedge and steps leading to the front door. Additional lawn area. Gated access to sides of property.

#### Gardens

To the rear of the property is in our opinion a private south facing rear garden laid mainly to lawn with various flower and shrub beds.



Attractive patio area to the immediate rear of the property with shallow steps leading up to the lawn. Gated access to both sides of the property. Shed and additional store.

#### Double Garage

Power and light connected. Door to side. Two fast electric charger points. Electric roller doors. Window to 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.

#### EPC RATING

Current D

Potential C

#### FLOOR AREA

Approx. 272sqm. 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

#### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

#### SERVICES

Oil Heating and Calor gas connection.

We are verbally advised by our clients that they have a 5g antenna for their broadband.



#### 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](http://www.norgans.co.uk).

#### TENURE - FREEHOLD

We are advised that this property is Freehold.

#### VIEWINGS

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



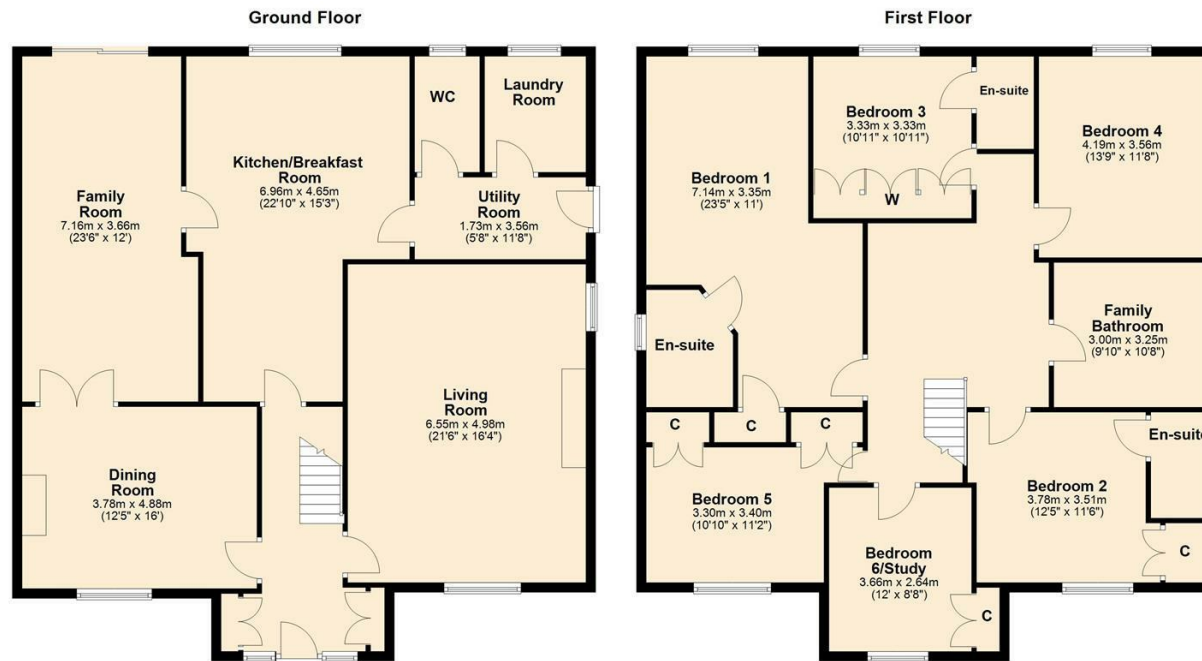












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