



NORGANS
Surveyors & Estate Agents

32A LUCAS LANE
HITCHIN



32a
Lucas Lane
Hitchin
Hertfordshire SG5 2JA

Guide Price £900,000

VIEWINGS TO COMMENCE FROM 12 NOON SATURDAY 9TH AUGUST 2025

Situated on the western fringe of Hitchin ideally placed for access to Samuel Lucas school, countryside and access to the vibrant town centre is this substantially improved and extended 4 bedroom detached house. Thoughtfully re-designed by its current owners this property offers fabulous versatile accommodation in line with current trends. There are three separate reception rooms, spacious refitted dining kitchen complete with porcelain tiled flooring flowing through from the reception hall, through to the kitchen and new ground floor shower room. There is a useful boot room adjacent to the entrance along with internal door to the garage. Bifold doors open onto a raised terrace with continues porcelain tiles creating a seamless alfresco dining space. Two further bathroom facilities on the first floor. The property also benefits from a sizable corner plot and considerable potential to further extend should it be required.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Entrance Porch. The existing front door is in the process of being replaced with a composite anthracite door.

Entrance Hall

Stairs to first floor. Porcelain tiled floor. Radiator. Doors to :-

Boot room

6'2" x 4'7" (1.9 x 1.4)

A very useful storage space adjacent to the entrance door plus internal door to the garage. Ideal for keeping muddy feet from entering the house!!

Shower room

6'2" x 5'6" (1.9 x 1.7)

Continued porcelain tiled floor. Recently refitted with contemporary suite comprising shower cubicle, Vanity W B, W C, and towel rail.

Study

11'9" x 8'6" (3.6 x 2.6)

Radiator. Oriel bay window to front.

Dining Kitchen

21'1" x 13'5" (6.43 x 4.1)

Porcelain tiles flow through from the hall. Understairs cupboard to the left. Recently refitted Wren Kitchen

with sea foam shaker units and quartz work tops. Integrated dishwasher, microwave, oven, induction hob with extractor over and fridge. Radiator, Inset sink with 'Quooker' tap and bifold door opening onto porcelain tiled sun terrace ideal for alfresco living.

Lounge

15'5" x 11'9" (4.7 x 3.6)

Radiator. Door to rear garden and door connecting to :-

Family Room

17'11" x 10'4" (5.46 x 3.15)

Radiator. Oriel bay window to front. sliding patio doors.

ON THE FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing gas fired condensing boiler (not tested) and linen shelving. Doors to all Bedrooms and Family Bathroom.

Bedroom One

10'10" x 9'10" overall (3.30 x 3.00 overall)

Plus entrance. Radiator. Wardrobe. Window to front.

Door to En-Suite.

En-Suite

Fitted with a white suite comprising tiled shower cubicle with Mira shower unit (not tested), low level W.C and pedestal washbasin. Shaver socket. Recessed spotlights.

Fully tiled walls. Vinyl flooring. UPVC double glazed window to side.

Bedroom Two

11'11" x 11'11" (3.63 x 3.63)

Radiator. Window to front.

Bedroom Three

11'11" x 9'1" (3.63 x 2.77)

Radiator. Window to rear. Large Eaves Storage space.

Bedroom Four

9'2" x 7'11" (2.79 x 2.41)

Radiator. Window to rear.

Family Bathroom

6'4" x 5'7" (1.93 x 1.70)

Plus entrance recess. Fitted with a white suite comprising shower bath with shower unit over (not tested), low level W.C and washbasin inset in vanity unit. Chrome towel radiator. Part tiled walls. Vinyl flooring. Recessed spotlights. Shaver socket. uPVC double glazed window to rear.

OUTSIDE

At the Front

Generous hardstanding parking in front of the garage. The corner plot has been mainly enclosed and added to the rear garden.



Reduced Garage

The former double garage has been reduced in size to make way for the boot room and ground floor shower room. The current double door is soon to be replaced with an anthracite electric roller door. Power and light connected. Worksurface with stainless steel sink unit with drainer and taps. Space and plumbing for washing machine.

Rear Garden

A generous wide corner plot wrapping around the rear and side of the house. Mainly laid to lawn with stylish raised porcelain sun terrace.

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

EPC RATING

Current: D

Potential: C

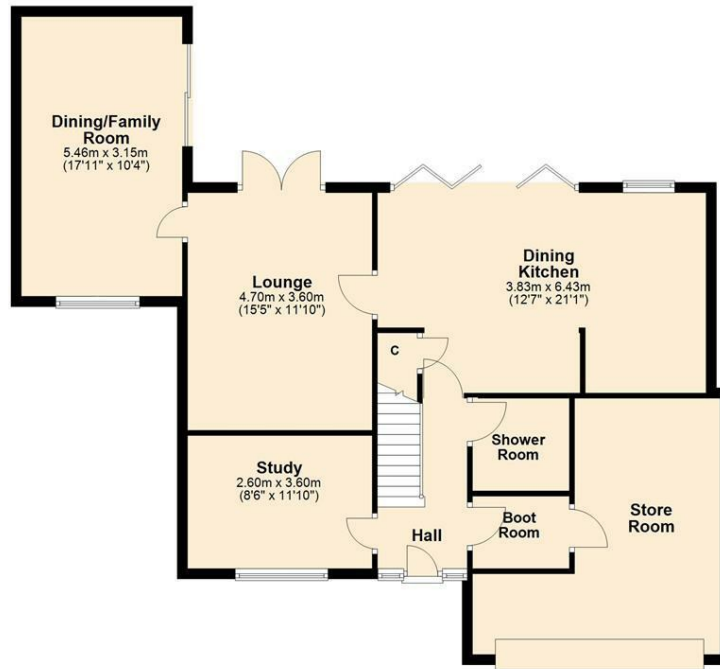
FLOOR AREA

Approx 135.sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

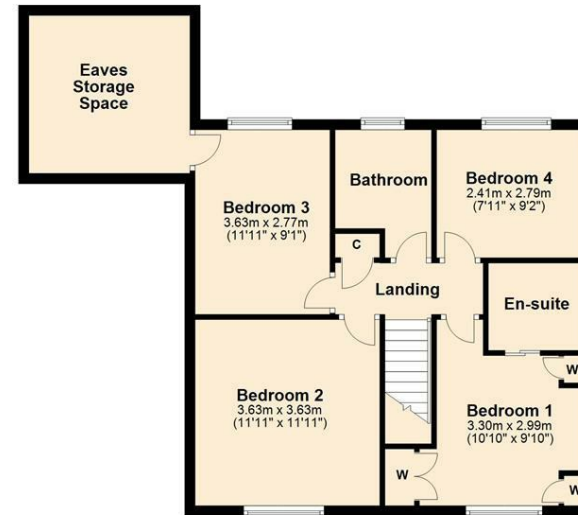
SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

Ground Floor



First Floor



32A Lucas Lane, Hitchin