



NORGANS

Surveyors & Estate Agents

1 GRANGE CLOSE
HITCHIN



1

Grange Close

Hitchin

Hertfordshire SG4 9HD

Guide Price £800,000

A greatly improved and cleverly remodelled detached family style home situated on the southside of Hitchin offering excellent access to stunning neighbouring countryside yet just under a mile from the town centre.

The spacious 4 bedroom detached home occupies a generous corner plot and offers considerable scope to extended (STPP) should it be required.

Underfloor central heating to the ground floor, replacement windows and doors. The accommodation features an entrance porch and hallway. A refitted cloakroom. A formal Sitting Room with central fireplace and bay window plus a very impressive open plan Social Kitchen with Dining Area, built in appliances and direct garden access. The integral garage has been divided into a large Utility Area and Store plus the property also has the benefit of planning permission to extend the existing entrance porch and Store to create additional accommodation.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance porch, with a uPVC partly glazed entrance door with matching double glazed, multi paned front and side windows. Ceramic tiled floor. Multi paned door with side window to:

Entrance Hall

Staircase to the first floor with custom storage cupboards and drawers beneath. Ceramic tiled floor. Coved ceiling. recessed spot lighting. Multi paned doors to the Sitting Room and Kitchen. Doors to the cloakroom and Utility.

Cloakroom

Refitted with a modern white suite featuring a dual flush low level WC with a concealed cistern. uPVC double glazed frosted window to the side. Wall mounted wash hand basin with chrome mixer tap. Partly ceramic tiled walls. Ceramic tiled floor.

Sitting Room

15'11 x 12'8 (4.85m x 3.86m)

With a large uPVC double glazed multi paned bay window with views over the front garden and driveway. Central chimney breast housing a gas fire and marble hearth. Coved ceiling with recessed spot lighting. Wood effect flooring. Double multi paned French style doors to the social kitchen.

Social Kitchen

27'8 x 9' minimum (8.43m x 2.74m minimum)

An impressive open plan social living space with various uPVC double glazed windows and door providing views and access over the rear garden. Ceramic tiled flooring with under floor central heating. Recessed spot lighting, coved ceiling and Television point.

The kitchen area features a modern grey handleless kitchen with ample soft close doors and drawers. A stainless steel Blanco sink unit with chrome mixer taps. Ample quartz work surfaces in integrated drainer, back splashes and window sills. Fitted Bosch twin ovens with a separate five ring gas hob and extractor over. Tall larder style storage cupboard with pull out storage shelving. Space/plumbing for an American style Fridge/Freezer. Integrated Bosch dishwasher. Fitted wine chiller. Corner cupboards with carousel shelving. Wall mounted glass fronted storage/display cupboards. Return quartz worksurface with breakfast bar.

Utility Room

12'9 x 8'5 (3.89m x 2.57m)

Ceramic tiled floor. Space for a washing machine, tumble dryer and chest freezer. Built in storage cupboards. Door to:

Store

8'5 x 5'1 (2.57m x 1.55m)

Up and over garage door to the front driveway. Power and light connected.

ON THE FIRST FLOOR

Landing

uPVC double glazed multi paned window to the front. Radiator. Access to loft space. Doors providing access to all bedrooms and family bathroom. Coved ceiling.

Bedroom One

12'2 x 10'9 (3.71m x 3.28m)

Measurements do not include a range of built in wardrobes with hanging rails and shelving. uPVC double glazed window to the front. Radiator. Coved ceiling.

Bedroom Two

12'10 x 11'9 (3.91m x 3.58m)

uPVC double glazed multi paned window with views over the rear garden. Built in wardrobes. Radiator. Coved ceiling

Bedroom Three

11'10 x 8'7 (3.61m x 2.62m)

uPVC double glazed multi paned window with views over the rear garden. Built in wardrobes. Radiator. Coved ceiling

Bedroom Four

13'1 x 8'5 (3.99m x 2.57m)

uPVC double glazed multi paned window. Telephone point. Radiator. Coved ceiling



Family Bathroom

7'9 x 6'7 (2.36m x 2.01m)

Refitted with a modern contemporary style suite featuring a wash hand basin set into a vanity unit with storage drawers and chrome tap. A push button concealed cistern low level WC. Panelled bath with chrome mixer tap. Separate ceramic tiled shower cubicle with screen access door, matching side panels and digital Aqualisa shower unit with fixed and flexible shower heads. Ceramic tiled floor and walls. Extractor fan. Recessed spot lighting. Heated chrome towel rail.

OUTSIDE

Front Garden

The front garden is mainly block paved and provides off street parking for four cars. The remaining garden is laid mainly to lawn with flower/shrub borders and is partly retained by a low brick wall. There are gates either side of the property leading to the rear garden.

Side Courtyard

Paved storage area with a light and gate to the front. Open plan access to the rear garden.

Rear Garden

50' x 45 approx (15.24m x 13.72m approx)

The rear garden is laid mainly to lawn with various flower and shrub borders. It is enclosed by panelled fencing and enjoys an easterly facing aspect. Located within the

garden is a timber shed plus a garden tap, power socket and outside lighting. A gated pathway leads to the front of the property.

COUNCIL TAX BAND

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

FLOOR AREA

Approx. 123sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current: D Potential: B

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.

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.

SERVICES

All main 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 the property is Freehold.

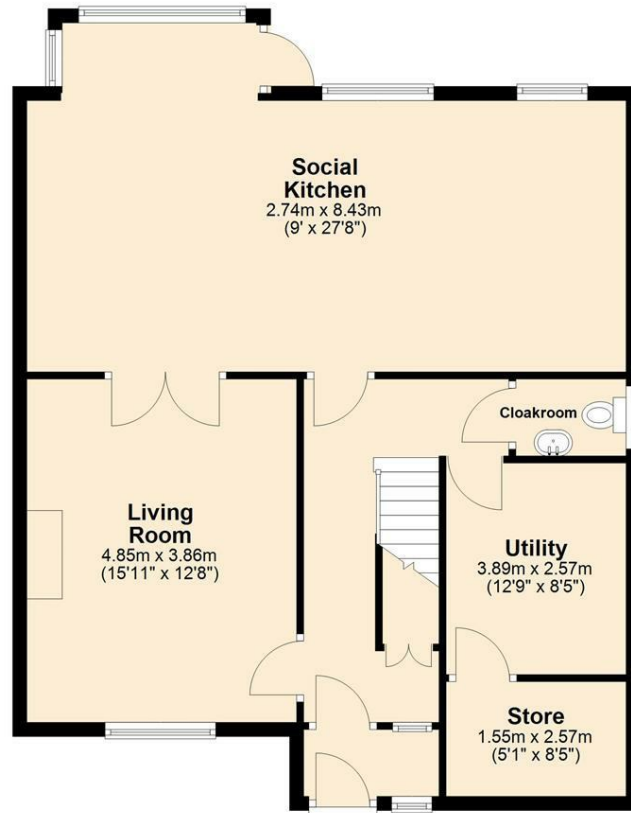
VIEWINGS

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

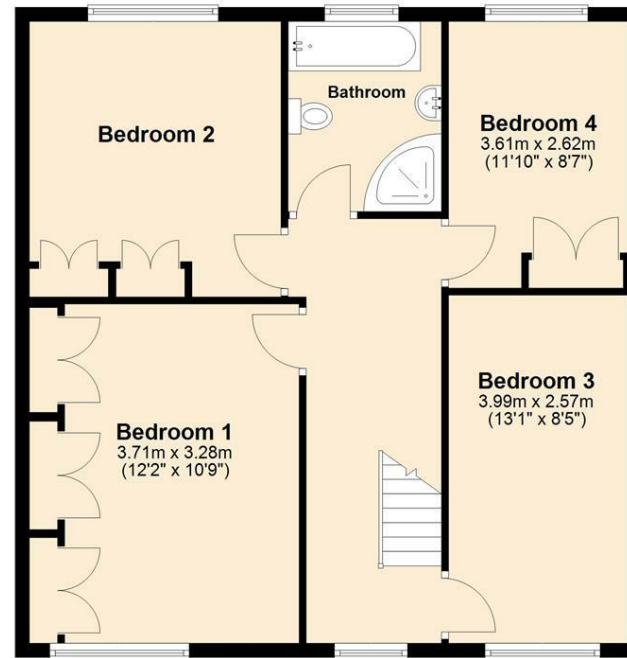
AGENTS NOTE

We are advised by our clients that the property has the benefit of planning permission dated 19th March 2025 Ref: 25/00108/FPH to extend the existing entrance porch and store forward to create a separate reception room or bedroom with an en-suite and larger hallway.

Ground Floor



First Floor



1 Grange Close, Hitchin