



27 BEARTON AVENUE
HITCHIN



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Hitchin

Herts SG5 1NZ

Guide Price £795,000

This property has to be one of the best detailed houses we have ever had the privilege to market. The current owners had meticulously gone through each and every space and every corner, to enhance the living experience. This four bedroom detached house has been future proofed with provisional plumbing for a ground floor wet room (if required) along with an optional ground floor bedroom or simply second reception room. Running costs are supplemented from the solar panels which are fully owned by the house. The Utility room is outstanding with its bespoke array of cabinets. The space for the washing machine and dryer has been cleverly raised to eye level for convenience. There are two elegant bathroom facilities, stunning kitchen, cosy living room with fitted cabinets and ground floor cloakroom. Modern combi boiler, replacement windows and endless refined finishings throughout. Parking for 2/3 cars on permeable resin-bound driveway with retractable steel bollards for added security. Enclosed west facing garden.



Freehold

Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).

LOCATION

Bearton Avenue is a side road just to the north of the town centre opposite Hitchin swimming pool centre and gymnasium. Elmside Walk provides a leafy walk/cycle pathway to the town centre. The rail station is less than a mile, good schools nearby and the mighty Hitchin Town FC ground just around the corner.

GROUND FLOOR

The accommodation is well arranged over two floors. The modern composite front door leads into the newly widened hallway featuring a porcelain floor which flows through to the refitted kitchen showcasing a range of wall and base units including integrated appliances by Neff and Bosch; induction hob, single oven with slide and hide door, combination oven/microwave, dishwasher and fridge freezer. The lounge is generous in size with a feature electric fireplace and large picture window flows seamlessly into the garden creating a light and airy feel. There is a second reception room to the front providing flexible use and a downstairs W/C. The newly reconfigured utility room and store room provides useful space for ideal modern living.

The kitchen and lounge feature new double glazed aluminium windows in black powder coated finish. PVC-U flush double glazed casement window throughout the rest of the house.

FIRST FLOOR

Upstairs you will find a well proportioned Master bedroom with newly fitted en-suite. There are three further bedrooms and a beautiful family bathroom. The oak doors and bespoke steel balustrading really show the modern touches and attention to detail.

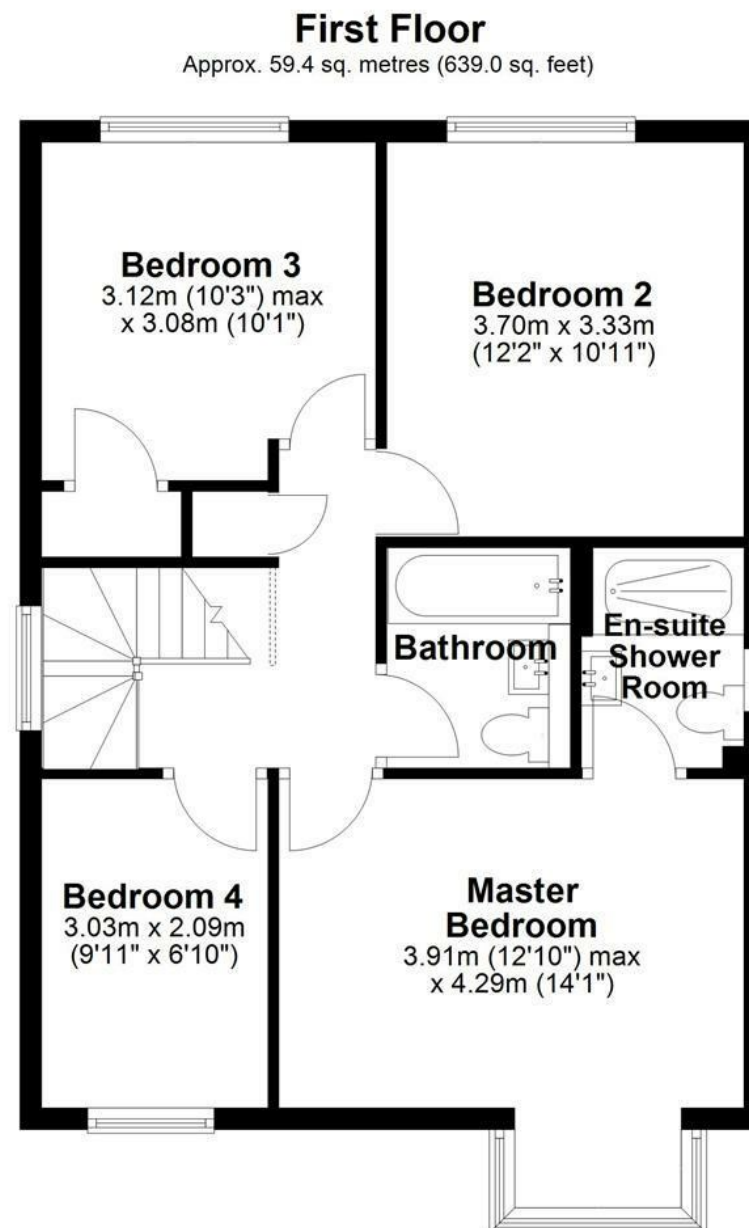
EXTERIOR & GARDEN

The property is mainly brick built with the front bay to the ground and first floor featuring wooden cladding. The in out driveway is laid with permeable resin bound stone and provides ample parking. There is wide side access to the garden through double wooden gates into the mature and landscaped Westerly facing rear garden.









Total area: approx. 120.2 sq. metres (1294.0 sq. feet)

FURTHER INFORMATION

- * Loft - boarded and insulated
- * Heating - gas fired combi boiler
- * Plumbed in water softener
- * Cat 6 cabling
- * Solar Panels - 8 3kW solar panels to the rear west facing roof slope. Currently on a SEG agreement with Octopus Energy.

FLOOR AREA

Approx 144sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

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

This property's energy rating is C. It has the potential to be B.

TENURE - FREEHOLD

We are advised that this property is Freehold.

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.

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.

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.

VIEWINGS

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