



PLOT 2 GOSMORE LEY CLOSE

GOSMORE



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Gosmore

Hertfordshire SG4 7QJ

Guide Price £1,500,000

SOLD OFF PLAN

Plot 2 is one of four New Build Houses and four Executive Apartments in a private gated development in Gosmore, developed by Chiltern Developments who are renowned for high quality schemes in the local area.

Secured off plan the purchaser was able to select kitchen colours and finishes as well as décor and flooring choices to make this a really bespoke home.

Designed with modern living in mind the property of just over 3000 sq ft features a high quality open plan kitchen and living space with bi-fold doors opening out onto the garden, a separate lounge, study and utility room. The vaulted master bedroom is impressive complete with an ensuite and dressing room. There are three further double bedrooms, one with ensuite and a family bathroom.

- * Private Gated Development
- * 10 year New Build Warranty
- * Handmade & Hand Painted Kitchens by Planet Furniture
- * High Quality Finish
- * EPC A

Freehold

Viewing

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

ACCOMMODATION

ON THE GROUND FLOOR

Hall with storage cupboard

Cloakroom

Lounge - 5.85m into bay x 5.10m

Study - 4.15m x 3.40m

Kitchen/Dining - 11.2m x 5.40m reducing to 4.80m

Utility

ON THE FIRST FLOOR

Landing with storage cupboard

Master Bedroom - 5.10m x 4.55m

En-Suite

Dressing Room

Bedroom Two - 4.90m x 4.50m plus entrance recess and wardrobe

En-Suite -

Bedroom Three - 4.0m x 3.85m

Bedroom Four - 4.55m x 3.50m

Family Bathroom

EXTERNALLY

Double Garage - 6.10m x 6.10m

FLOOR AREAS

House - 2,669 sq ft

Garage - 398 sq ft

TOTAL - 3,068 sq ft

SPECIFICATION

Kitchen/Utility

* Professionally designed bespoke, hand crafted kitchen and utility supplied and installed by Planet Furniture.

* Handmade and hand painted cabinetry.

* Quartz stone worktop.

* Brushed chrome handles.

* Miele appliances including oven, second oven with microwave, induction hob, dishwasher, wine cabinet, fridge and freezer.

* Abode granite kitchen sink.

* Quooker Pro3 Fusion tap.

* Quartz stone splashback & upstands.

* Feature pendant lights over kitchen island.





Master Ensuite, Bathroom, Ensuite & Cloakroom

- * High quality bathroom furniture and chinaware.
- * Heated towel rails to all ensuites and bathrooms.
- * Dual voltage shaver point.
- * High quality feature wall and floor tiles.

Decoration

- * Painted walls and ceilings.
- * Painted woodwork.

Flooring

- * Karndean flooring to ground floor.
- * High quality carpets and underlay to stairs, landing and bedrooms to selection.

Staircase

- * Painted balustrade and spindles with oak handrail, carpeted steps.

Heating, Lighting & Internal Finishes

- * Air source heat pump.
- * PV panels on roof (in roof system).
- * Zoned underfloor heating system to ground and first floor.
- * Programmable smart thermostats.
- * Low energy recessed LED down lighting throughout.
- * Brushed chrome sockets and switches.
- * Wood burning stove with black granite hearth.
- * Mains powered smoke and carbon monoxide alarms.

Woodwork & Joinery

- * Skirting with complementing architraves.
- * Wood panelling and dado to hallways, stairs and landing.
- * Oak doors.
- * Brushed chrome ironmongery.
- * Fitted feature dressing area to master bedrooms, colour to selection.

Media & Communication

- * Centralised distribution hub for TV, sound system, heating system, telephone/internet and WIFI networks.
- * Dual satellite, TV connection point with dual CAT6 outlet to sitting room, study, kitchen/dining room, and all bedrooms.
- * Alarm system.

Double Garage

- * Electric garage door.
- * Electronic door opener with remote control fobs for use in cars.
- * Electric car charging point.



Build

- * Traditional solid construction with brick and through coloured render.
- * Reconstituted stone window sills, heads and detailing.
- * Solid block and beam concrete flooring to ground floor.
- * Tiled roof.
- * PV roof panels.
- * Powder coated aluminium guttering and downpipes.

Windows & Doors

- * Aluminium windows dual colour.
- * Aluminium bi-fold windows to kitchen.
- * Aluminium bi-fold doors to patio areas.

Gardens & Patio Area

- * Electric entrance gate to development.
- * Sandstone footpath and patios.
- * Outside taps and electrical points.
- * External lighting.
- * Planted front garden areas.
- * Rear gardens laid to lawn.

MAINTENANCE CHARGES

Annual maintenance cost of £237.50 to include;

- * Entrance gates maintenance (annual)
- * Communal electric supply to the entrance gates
- * Grounds keeping (3 visits per annum)

COUNCIL TAX BAND

The Council Tax Band for Plot 2 will be allocated by the Local Authority North Hertfordshire District Council upon completion of the build.

SERVICES

Water and electric services are installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

LOCATION

The popular Hertfordshire village of Gosmore is located approx 1.5 miles South of Hitchin Town Centre and surrounded by miles of beautiful rolling countryside.

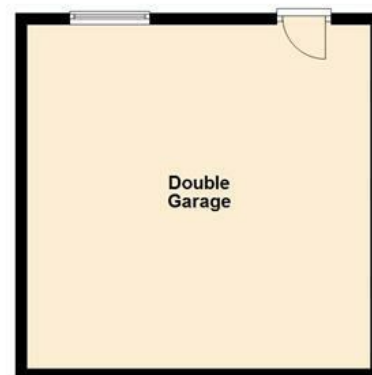
There are comprehensive shops and other facilities located within Hitchin together with Schools for all age groups. There is also a mainline Railway Station at Hitchin connecting to both London (Kings Cross) and Cambridge with train journey times to each of approximately 35 minutes.



Ground Floor



First Floor



VIEWINGS

By appointment with Norgans Surveyors & Estate Agents.

Please note that whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

CHILTERN DEVELOPMENTS

Chiltern Developments was established in 2010 and undertakes residential and mixed-use development projects in Hitchin and the surrounding area.

Chiltern has developed new build properties, conversions, and refurbishments, including extensive work with listed buildings. In every development Chiltern takes great care to incorporate and use the individual scheme's location and characteristics. This coupled with a design led approach leads to fantastic bespoke designs, always targeted at the end user.

Chiltern takes pride in every project and creates individual, functional and attractive homes delivered with an open plan design for modern living with a high-quality finish.

Recent projects include:

Manor Courtyard, Bancroft, Hitchin, SG5 1JW – recent scheme of five luxury apartments and two large, detached townhouses

in the heart of Hitchin's town centre. The project included both new build and conversion elements, with an existing office building converted into the new apartments, all built and refurbished to a high specification. The creation of a new archway reflected the historic nature of the town centre and the land behind was able to be used to create two new detached dwellings of impressive scale. The new houses were three storeys, to a very high specification, including top floor balconies and lifts.

93 Datchworth Green, Datchworth, SG3 6TL – a brand new executive home on Datchworth Green. The property offers fantastic open plan living accommodation, high quality kitchen and bathrooms, with four double bedrooms in the heart of this picturesque village.

Church View Apartments, Portmill Lane, Hitchin, SG5 1EU – a selection of exclusive apartments in Hitchin town centre. The large, well designed apartments were built to a high specification throughout, including two fantastic Penthouse homes with wrap round balconies and huge roof terraces. Small details such as underfloor heating throughout, store rooms on the ground floor and ample parking gave the apartments extra distinction and proved popular with residents.

Old Ramerick Barns, Bedford Road, Ickleford, SG5 3SB – a development of two barn style new build houses in a rural setting. The design of the scheme reflected its rural location

and the historic farmyard, including re-creating a courtyard with the new dwellings and careful material selection to reflect its historic use.

CONNECTED PERSON

Please note that under Section 21 (Connected Persons and Personal Interests) of the Estate Agents Act 1979, we are obliged to disclose that one of the Vendors of these properties is an employee of Norgans Surveyors & Estate Agents.

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.



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