



PLOT 3 GOSMORE LEY CLOSE

GOSMORE



Plot 3 Gosmore Ley Close

Gosmore
Hertfordshire SG4 7QJ

Guide Price £1,000,000

SOLD OFF PLAN

Plot 3 is one of four new build houses and four executive apartments in a private gated development in Gosmore, developed by Chiltern Developments who is 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.

This 3 bed chalet bungalow benefits from an impressive master suite on the first floor featuring a large ensuite and separate dressing area with fitted wardrobes. Downstairs there are two further bedrooms, a Jack & Jill shower room and a large light filled open plan kitchen/living space with bi-folds leading out onto a private garden laid to lawn. There is also a separate utility room and integral garage.

- * 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.

Jack & Jill Shower Room.

Lounge - 6.10m x 4.45m.

Kitchen/Dining - 6.55m x 3.55m.

Utility.

Bedroom Two - 4.60m x 3.30m.

Bedroom Three - 3.70m x 3.40m.

ON THE FIRST FLOOR

Landing with linen cupboard.

Master Bedroom - 6.65m x 4.80m reducing to 3.40m.

En-Suite.

Dressing Room.

EXTERNALLY

Single Garage.

FLOOR AREAS

House - 1711 sq ft / 159 sq m.

Garage - 194 sq ft / 18 sq m.

TOTAL - 1905 sq ft / 177 sq m.

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SPECIFICATION

Kitchen/Utility

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

* Handmade cabinetry.

* Hand painted colour to selection.

* Quartz stone worktop to selection.

* Handles to selection.

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

* Abode granite kitchen sink.

* Quooker Pro3 Fusion tap.

* Tiled splashbacks to selection.

* Feature pendant lights over kitchen peninsula.





Master Ensuite & Jack & Jill Shower Room

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

Decoration

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

Flooring

- * Karndean flooring to hallways, WC and kitchen/dining to selection.
- * High quality carpets and underlay to lounge, study, stairs, landing and bedrooms to selection.

Staircase

- * Painted wood or glass balustrading with oak handrails to selection.

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.
- * Sockets and switches to selection.
- * 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.
- * Ironmongery to selection.
- * 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.

Garage

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



Build

- * Traditional solid construction.
- * 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 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 will be allocated by the Local Authority North Hertfordshire District Council upon completion of the build.

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.

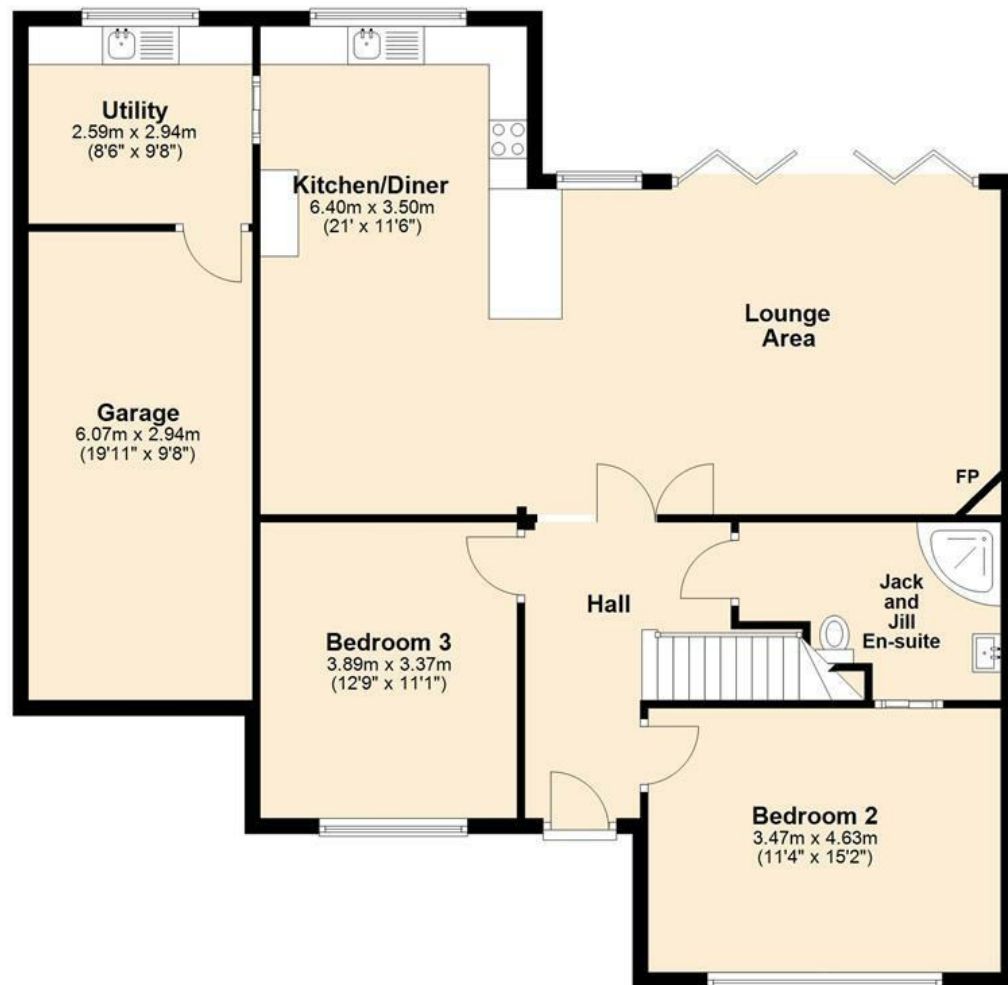
LOCATION

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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