



**NORGANS**  
Surveyors & Estate Agents

**12 DALE CLOSE**  
HITCHIN



## 12 Dale Close

Hitchin

Hertfordshire SG4 9AS

Guide Price £975,000

Open day Saturday 7th September 2024. Please phone to book your viewing slot in advance.

Situated at the end of a highly desirable cul-de-sac on the southern edge of Hitchin is this fabulous detached home with huge potential to extend (STPP). With a large corner plot benefitting from a southerly aspect, the potential is seemingly endless. The existing accommodation offers well balanced and generous space with 4 sizeable bedrooms, bathroom, 3 reception rooms, dining kitchen, utility and cloakroom. Off street parking for a number of cars and a garage to the side.

The location is simply outstanding. With ease of access to the stunning surrounding countryside just minutes from the house and yet the town centre within a mile, this property is sure to appeal to families and couples alike seeking the very best of both worlds.



### Viewing

By appointment with Norgans Estate Agents.



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance Porch with solid entrance door with side window opening to:-

#### Entrance Hall

15'3" x 6'0" (4.67m x 1.83m)

Staircase to first floor. Built-in oak radiator cabinet with seat. Coved ceiling. Doors to Sitting Room and Cloakroom. Multi-paned door to Kitchen.

#### Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted washbasin. Part tiled walls. Coved ceiling. Wood effect flooring. Radiator. uPVC double glazed window to front.

#### Sitting Room

18'0" x 10'11" (5.49m x 3.33m)

Two radiators. Two wall light points. Central open fireplace with stone surround, slate hearth and wooden mantle. TV point. BT point. Coved ceiling, Dual aspect with double glazed windows to front and rear. Open plan to Dining Area.

#### Dining Area

12'0" x 8'5" (3.66m x 2.57m)

Coved ceiling. Radiator. Built-in understairs cupboard. UPVC double glazed window to rear. Sliding door to Kitchen. Door to Sun Room.

#### Sun Room

12'0" x 12'0" (3.66m x 3.66m)

Measurements taken into a walk-in bay window with fabulous views over the rear garden. Coved ceiling. Radiator. Two wall light points. Internal window to Kitchen. Sliding door to garden.

#### Kitchen

14'0" x 9'10" (4.29m x 3.02m)

Fitted with a range of floorstanding and wall mounted oak units with drawers, glass fronted display cupboards and under unit lighting. Oak edged worksurfaces over. Stainless steel sink unit with drainer and mixer tap over. Pull out breakfast bar/worksurface. Fitted Bosch eye level double oven (not tested). Fitted Blanco gas hob (not tested) wall extractor fan (not tested). Space and plumbing for dishwasher. Floorstanding Ideal Mexico gas fired boiler (not tested). Space for fridge or freezer. Built in larder cupboards with shelving. Part tiled walls. uPVC double glazed window to side. Internal window to Sun Room. Multi-paned door to Entrance Hall. Part glazed door to Side Lobby.

#### Side Lobby

9'6" x 8'7" (2.92m x 2.62m)

Overall measurements include built-in cupboards. Part glazed door to front. Double glazed patio doors to rear garden. Door to two storage cupboards.

Store Cupboard (1) - 3'6" x 2'10" with shelving.

Store Cupboard (2) - 3'5" x 2'5" with shelf.

#### Utility Room

8'5" x 7'4" (2.59m x 2.24m)

Fitted with a range of floorstanding and wall mounted units. Rolled edge worksurfaces. Stainless steel sink unit with drainer and mixer tap. Space for tumble dryer. Space and plumbing for washing machine. Extractor. Window to side.

### ON THE FIRST FLOOR

#### Landing

Radiator, Access to an insulated and partly boarded loft space via a fitted ladder. Built-in airing cupboard with lagged hot water tank (not tested) and linen shelving. Coved ceiling. UPVC double glazed window to rear. Doors to all Bedrooms and Bathroom.

#### Bedroom One

17'10" x 10'9" (5.44m x 3.30m)

Measurements include a custom range of built-in wardrobe cupboards with hanging rails, storage shelving, top storage lockers and matching dressing table. Built-in headboard unit with storage. Fitted radiator cabinet with integrated cupboards. Dual aspect with uPVC double glazed windows to front and rear. Double sliding doors to:-

#### En-Suite Shower Room

Fitted with a white suite comprising ceramic tiled shower cubicle with screen door and shower unit (not tested), low level W.C and washbasin set in vanity unit with storage cupboard beneath. Extractor. Chrome heated towel radiator. Recessed spotlights. Part tiled walls.

#### Bedroom Two

10'5" x 9'6" (3.20m x 2.90m)

Radiator. Coved ceiling. Large built-in storage cupboard with connecting overstairs storage cupboard. Dual aspect with double glazed windows to front and side.

#### Bedroom Three

10'11" x 8'11" (3.35m x 2.74m)

Radiator. BT point. Washbasin set in vanity unit with storage cupboard beneath. UPVC double glazed window to rear.

#### Bedroom Four

10'9" x 8'5" (3.30m x 2.59m)

Plus entrance recess. Radiator. Built-in wardrobe cupboard with shelving. UPVC double glazed window to front.

#### Bathroom

8'0" x 6'0" (2.44m x 1.83m)

Fitted with a coloured suite comprising panelled bath with mixer tap shower attachment over, low level W.C and washbasin set in vanity unit with storage cupboard beneath. Fully tiled walls. Radiator. Light with shaver socket and light. UPVC double glazed windows to front and side.

### OUTSIDE

#### At the Front

Approached via a tarmaced driveway providing off-street parking for several cars and access to the garage. The front garden is laid mainly to lawn with well stocked flower and shrub borders.

#### Rear Garden

South-Easterly facing garden featuring a paved patio to the immediate rear of the property with the remainder of the garden laid mainly to lawn with flower and shrub borders. Enclosed by panelled fencing and mature hedging. Additional large patio area to the rear of the Side Lobby with raised flower beds, outside light and garden tap.

#### Tandem Garage

29'3" x 9'10" (8.92m x 3.02m)

Double length garage with up and over vehicular entry door. Power and light connected. Window and door to rear garden.

### 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 E; Potential C.

### FLOOR AREA

Approx 135sqm. 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.

### VIEWINGS

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

### 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](http://www.norgans.co.uk).



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