



3 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



On street



Private Garden



EPC Band D

Council Tax

Band D

£2,344.63 2025/26

Local Authority

North Hertfordshire District  
Council

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**Orchard Close, St Ippolyts, SG4 7RH**  
**Guide Price £435,000 Freehold**

## Orchard Close, St Ippolyts, SG4

This well-presented three-bedroom semi-detached family home is located in a quiet cul-de-sac within a sought-after village of St Ippolyts. The property features a beautifully maintained garden, offering a peaceful outdoor space ideal for families or entertaining.

🏡 Three-bedroom semi-detached family home

🏡 Popular village location

🏡 Well-presented throughout

🏡 Quiet cul-de-sac

🏡 Generous sitting room with a wood burning stove

🏡 Attractive front and rear gardens

🏡 Fitted wardrobes in principal bedroom

### Description

On the ground floor, the entrance porch provides useful storage and leads into a generous sitting room featuring a wood-burning stove. To the rear of the property, there is a well-fitted kitchen with an open archway leading through to the dining room, which has sliding doors opening directly onto the rear garden, ideal for indoor-outdoor living.

Upstairs, there are three bedrooms, two of which are comfortable doubles. The principal bedroom benefits from fitted wardrobes, and all rooms are served by a family bathroom.

Outside, the front of the property features a neatly maintained lawn with mature shrubs, trees, and a pathway leading to the front door. There is also secure side access to the rear garden, which includes a patio area, a lawn, and well-established borders with a variety of plants, trees, and shrubs, perfect for family enjoyment or entertaining.

N.B Planning Permission Granted REF: 25/00093/FPH

### Location

St Ippolyts is a highly sought-after village in Hertfordshire, located just a short distance from Hitchin and surrounded by picturesque rural countryside. The village offers a strong sense of community and benefits from a well-regarded primary school, a traditional general store, and a historic parish church.

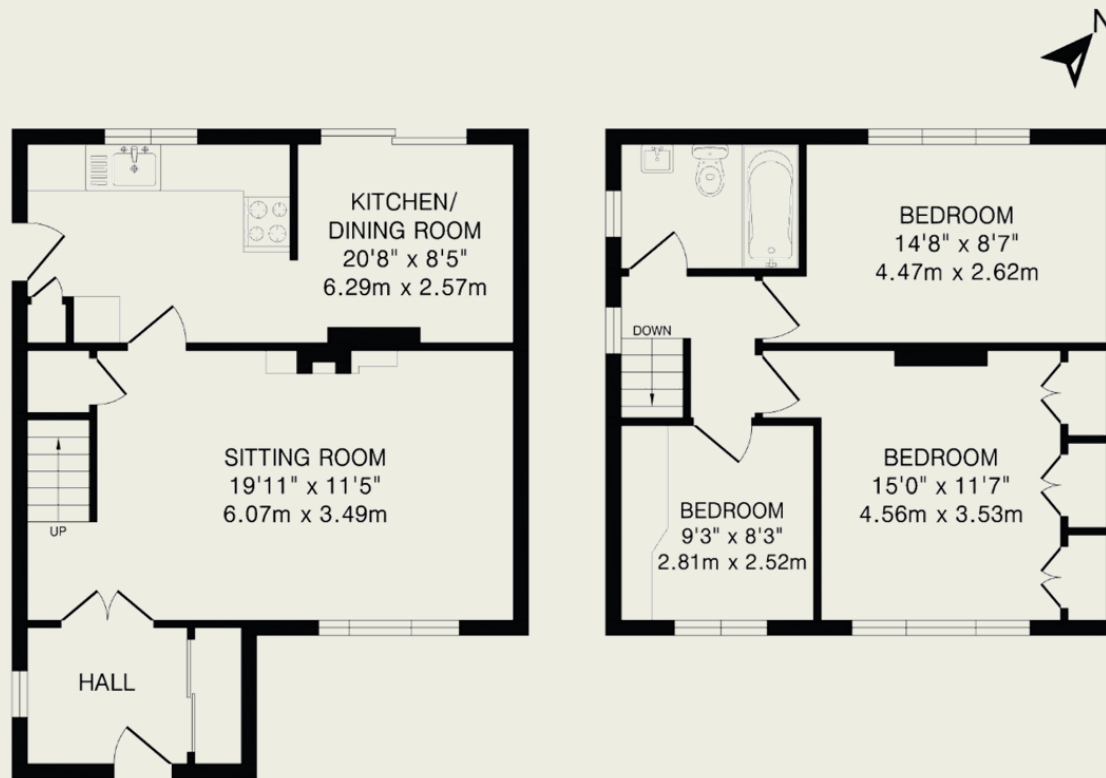




#### Important Information

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Ground Floor

473 sq.ft.(43.8 sq.m)approx.

First Floor

417 sq.ft.(38.7 sq.m)approx.

TOTAL FLOOR AREA: 890 sq.ft.(82.5 sq.m)approx.

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