



Connells

Portman Close
Hitchin



Property Description

A stunning family home situated in a rarely available cul-de-sac close to excellent schooling.

Internally this property is presented to the highest of standards and has been extended to the rear to provide a simply wonderful kitchen/living area. There is also a lovely lounge to the front as well a brand new shower room.

Upstairs are three bedrooms and a fantastic family bathroom. Externally is a good size rear garden, garage and off-street parking for four vehicles. This fabulous property needs to be viewed to fully appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Utility cupboard with plumbing, understairs storage cupboard, wood effect flooring and radiator. Stairs leading to first floor.

Shower Room

Double glazed window to front aspect, wash hand basin, double shower cubicle, WC, partly tiled, extractor fan and heated towel rail.

Lounge

11' 5" into door recess x 14' 5" (3.48m into door recess x 4.39m)

Double glazed window to front aspect, electric fireplace, TV and telephone points, and radiator.

Kitchen Diner

20' 10" max x 20' 10" max (6.35m max x 6.35m max)

Fully fitted kitchen with double glazed window and two Velux windows to rear aspect, a range of wall and base units, quartz work surfaces with matching splashback, central island with quartz work surfaces, sink and drainer, integrated oven and grill, five ring gas hob and dishwasher. There is also a TV point, wood effect flooring with underfloor heating and double glazed bi-fold doors to rear.

First Floor

Landing

Double glazed window to side aspect, storage cupboard and loft access.

Bedroom One

12' 2" x 10' (3.71m x 3.05m)

Double glazed window to rear aspect, built-in wardrobe and radiator.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window to front aspect, built-in wardrobe and radiator.

Bedroom Three

9' x 6' 5" (2.74m x 1.96m)

Double glazed window to rear aspect and radiator.

Bathroom

Fully tiled bathroom with double glazed window to front aspect, wash hand basin with vanity, bath with double shower over (overhead and handheld), WC, ceramic tiled floor and heated towel rail.

Outside

Rear Garden

Fully enclosed rear garden, laid to astroturf, patio area to side and gated side access. Door to garage.

Parking

Block paved driveway with parking for up to four vehicles.

Garage

Garage with up and over door, power and lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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