



Connells

Armour Rise
Hitchin



Property Description

This fabulous family home has been extended by the current vendors and is also presented to the highest of standards throughout.

Offering extensive ground floor accommodation including a lovely bay fronted lounge, very large high specification kitchen diner and a cloakroom.

Upstairs all four bedrooms are doubles with the master also benefitting from a stunning en suite. There is also a lovely family bathroom. Externally is an integral garage, driveway, a fully enclosed rear garden and a brick-built outbuilding that is currently used as a gym.

This fabulous home is located close to excellent schools and within a 12 minute walk of the station.

Ground Floor

Entrance Lobby

Double glazed door to side and coat cupboard.

Cloakroom

Fully tiled cloakroom with double glazed window to front aspect, wash hand basin, WC and radiator.

Lounge

15' 7" x 11' 4" (4.75m x 3.45m)

Double glazed bay window to front aspect, TV and telephone points, engineered wood flooring and radiator.

Kitchen Diner

24' x 13' 9" max (7.32m x 4.19m max)

Fully fitted kitchen diner with a range of wall and base units, Carrera Italian marble work surfaces and breakfast bar with matching splashback, TV point, five ring gas hob, integrated appliances including double electric oven, wine fridge, dishwasher, washing machine and fridge freezer. Bi-fold doors leading to rear garden.

First Floor

Landing

Loft access and radiator.

Bedroom One

11' 6" x 8' 10" (3.51m x 2.69m)

Two double glazed windows to side aspect, built-in cupboard and radiator.

En Suite

Fully tiled en suite with double glazed window to side aspect, wash hand basin, double size walk-in shower cubicle, WC, extractor fan and radiator / heated towel rail.

Bedroom Two

11' 5" into door recess x 10' 10" max (3.48m into door recess x 3.30m max)

Double glazed window to rear aspect, built-in cupboard, TV point and radiator.

Bedroom Three

10' 4" x 7' 9" (3.15m x 2.36m)

Two double glazed windows to rear aspect, telephone point and radiator.

Bedroom Four

11' 9" x 8' 7" (3.58m x 2.62m)

Two double glazed windows to front aspect and radiator.

Bathroom

Fully tiled bathroom with double glazed window to side aspect, wash hand basin, bath with shower over, WC, extractor fan and heated towel rail.

Gym / Office

16' 11" x 7' 9" (5.16m x 2.36m)

Double glazed window and French doors to side aspect, power and lighting, loft storage, non slip floor, air conditioning and heating.

Outside

Rear Garden

A very private and fully enclosed rear garden, laid to lawn with a patio area, timber shed and gated side access.

Parking

Block paved driveway with parking for up to two 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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