



**Connells**

Grimstone Road  
Little Wymondley Hitchin





## Property Description

Offered to the market in stunning condition throughout is this fabulous two bedroom semi-detached home. The contemporary ground floor accommodation offers a cloakroom, cosy lounge and a newly fitted kitchen diner. Upstairs are two double bedrooms with the largest having a dressing area. There is also a well fitted family bathroom. Externally the rear garden is a fantastic size and there is also driveway parking for two vehicles.

Little Wymondley is a peaceful village, offers fantastic access to local commuter routes and has a very popular primary school.

## Ground Floor

### Entrance Hall

Door to front, wood effect flooring and radiator.

### Cloakroom

Double glazed window to side aspect, wash hand basin and WC.

### Lounge

17' 11" max x 10' 7" max ( 5.46m max x 3.23m max )

Double glazed window to front aspect, spotlights and radiator. Doors leading to Conservatory.

### Dining Room

7' 9" x 5' 5" ( 2.36m x 1.65m )

Open to Kitchen. Double glazed window and door to side aspect, understairs storage, spotlights, wood effect flooring and electric heater.

### Kitchen

14' 3" max x 8' 1" ( 4.34m max x 2.46m )

Open to Dining Room. Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, sink and drainer, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over, integrated dishwasher, space for washing machine and fridge/freezer, wine storage, spotlights and wood effect flooring.

## Conservatory

12' 1" x 8' 8" ( 3.68m x 2.64m )

Double glazed windows, door to side leading to garden, wood effect flooring and radiator.

## First Floor

### Landing

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

### Bedroom One

17' 11" max x 10' 7" ( 5.46m max x 3.23m )

Double glazed window to front and rear aspect, dressing area and radiator.

### Bedroom Two

12' 3" x 10' 10" max ( 3.73m x 3.30m max )

Double glazed window to front and side aspect, storage cupboard and radiator.

## Bathroom

Double glazed window to rear aspect, wash hand basin with mixer tap, floating vanity unit, tiled shower cubicle, WC, spotlights, tiled floor and heated towel rail.

## Outside

### Front Garden

Tarmac driveway, lawn and side entrance to rear.

### Rear Garden

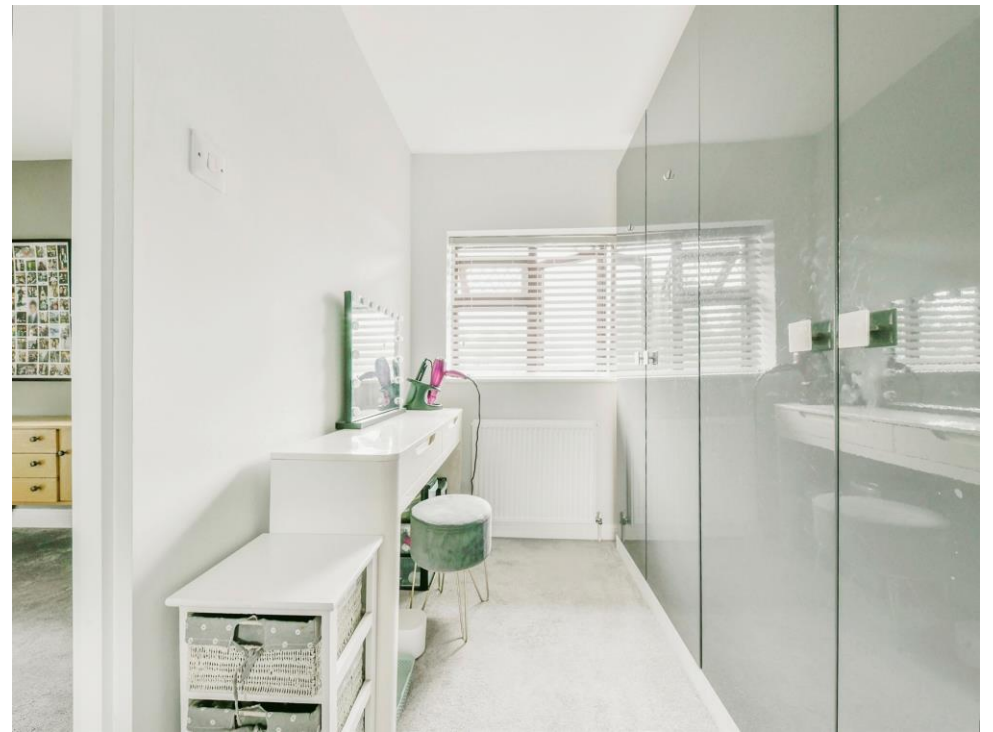
Rear garden with lawn, patio area, side access to front, outside tap, outbuilding and shed.

### Parking

Dropped kerb parking with space for up to two cars.



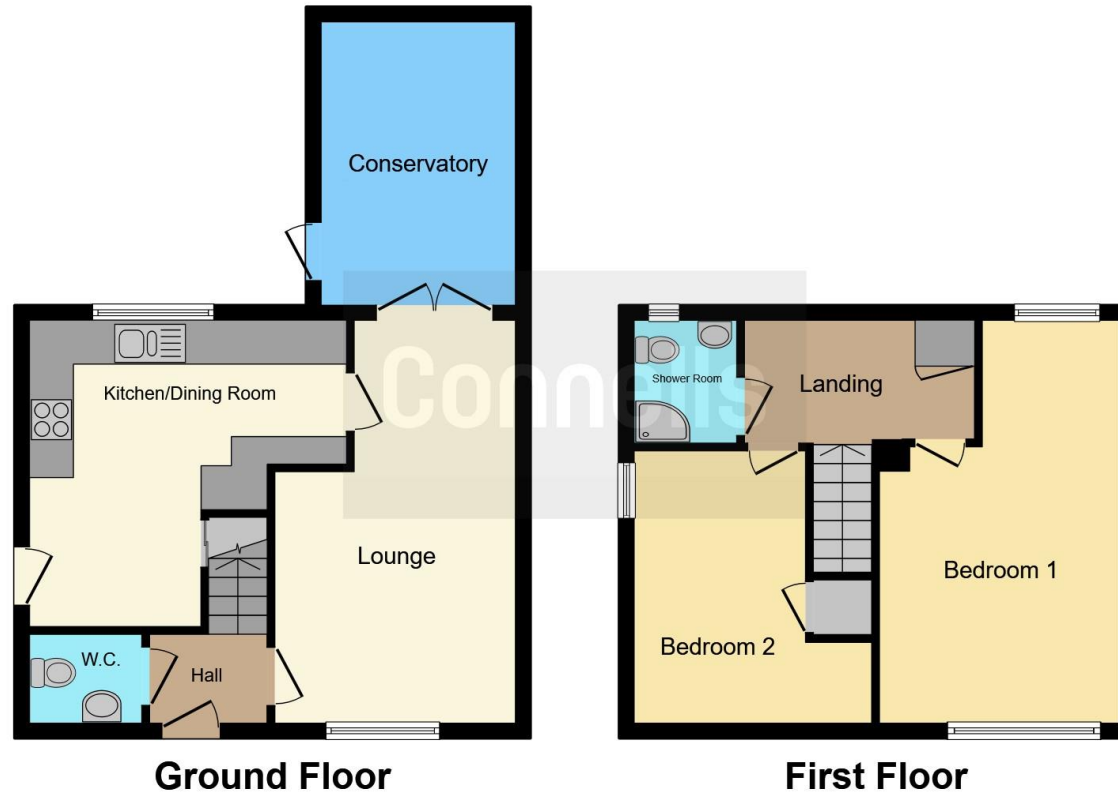












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**EPC Rating: E**

Tenure: Freehold

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