



Connells

Arlesey Road
Ickleford Hitchin

Arlesey Road Ickleford Hitchin SG5 3UU

for sale guide price
£575,000



Property Description

Offered to the market is this fantastic four bedroom detached property in the highly sought after location of Ickleford village.

The ground floor of this lovely home consists of a spacious entrance hall, cloakroom, two receptions and a fitted kitchen while on the first floor are four well proportioned bedrooms and a family bathroom. This home benefits from both front and rear gardens, a garage and off-street parking, double glazing and gas central heating.

Ickleford village has a local shop, village hall, local pubs and wonderful countryside walks. Furthermore Hitchin town centre and mainline train station are within striking distance. There is access to great schools as well as excellent future potential to extend to create a large family home.

Ground Floor Entrance Hall

Stairs leading to first floor. Wood flooring and radiator.

Cloakroom

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

Lounge

21' plus alcove x 13' 3" max (6.40m plus alcove x 4.04m max)

Two double glazed windows to front aspect, feature fireplace, TV point, wood flooring and two radiators.

Dining Room

14' 9" including recess x 10' 1" max (4.50m including recess x 3.07m max)

Double glazed patio doors to rear, understairs storage, wood flooring and radiator.

Kitchen

11' 5" max x 10' 8" max (3.48m max x 3.25m max)

L-shaped room. Double glazed window to rear aspect and double glazed door to side. A fully fitted kitchen with a range of wall and base units, white ceramic sink with drainer and mixer tap, work surfaces with tiled splashbacks, electric oven, hob with cooker hood over, space for fridge/freezer, plumbing for washing machine and tumble dryer. Tiled floors.

First Floor

Landing

Double glazed window to side aspect and loft access.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Double glazed window to rear aspect and radiator.

Bedroom Two

11' 9" max x 10' 4" max (3.58m max x 3.15m max)

Double glazed window to front aspect and radiator.

Bedroom Three

10' 10" into recess x 10' 5" (3.30m into recess x 3.17m)

Double glazed window to front aspect and radiator.

Bedroom Four

9' 1" x 7' 11" plus alcove (2.77m x 2.41m plus alcove)

Double glazed window to rear aspect, storage cupboard and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin with mixer tap, panelled bath with electric shower over, WC, storage cupboard housing water tank, partly tiled, tiled floor and heated towel rail.

Outside

Front Garden

Mostly laid to lawn with shrubs and hedge to borders and a block paved path.

Rear Garden

Mostly laid to lawn with patio area, shrubs, bushes and access to garage.

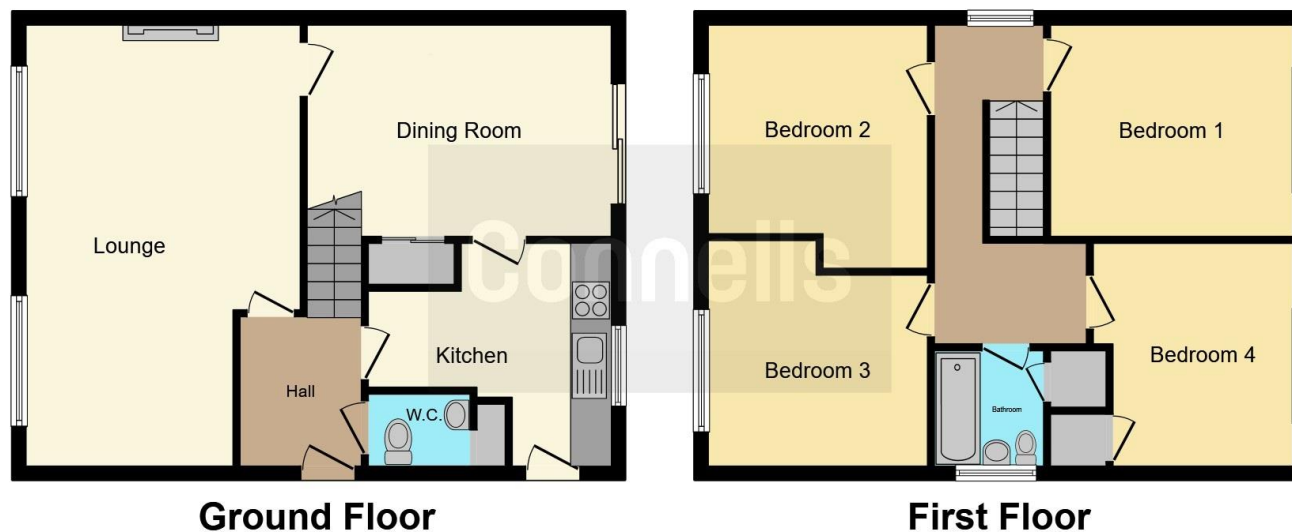
Parking

Dropped kerb parking with space in front of garage - access from next street.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/HIT306173



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT306173 - 0009