



Connells

Gaping Lane
Hitchin



Property Description

OPEN DAY - SATURDAY 27th JULY - CALL NOW TO ARRANGE YOUR APPOINTMENT Offered to the market is this fabulous four bedroom family home! Situated in the sought after west Hitchin area on the doorstep of the popular Samuel Lucas Primary School and within a short walking distance of the town centre and local countryside, this property is also approximately 20 minutes walk to Hitchin train station. The house itself has been sympathetically extended to the rear creating a ground floor comprising of a lounge, open plan kitchen/diner with bi-fold doors, utility, shower room and a master bedroom with en suite. The master suite has French doors that open onto its own patio area with seating before leading on to the rest of the substantial south-facing rear garden. The first floor has two double bedrooms, a third smaller room and a modern tiled family bathroom.

The highlight of this fabulous home is without doubt the stunning open plan kitchen/living area which is fitted to a high specification and has space for an 8 seater dining room table and a large sofa making this room perfect for hosting every occasion. The kitchen is also fitted with underfloor heating. Finally this home benefits from gas central heating, double glazing and a garage with off-street parking for at least two vehicles. This home has the WOW factor and must be viewed to appreciate the finish that is showcased throughout!

Ground Floor

Entrance Hall

Door to front, understairs cupboard, wood flooring and radiator.

Shower Room

Double glazed window to rear aspect, wash hand basin, shower cubicle, WC, extractor fan, spotlights, wood effect flooring and heated towel rail.

Lounge

12' 4" into bay x 12' 2" max (3.76m into bay x 3.71m max)

Double glazed bay window to front aspect, feature fireplace, TV point, wood effect flooring and radiator.

Open Plan Living Space

16' 9" x 30' 7" max (5.11m x 9.32m max)

Dining Area

Open to kitchen. Double glazed bi-folds to rear, double glazed skylight and spotlights.

Kitchen Area

Open to dining. A range of wall and base units, island, work surfaces with splashback, Butler-style sink, integrated appliances including electric oven, hob, cooker hood and dishwasher. Space for American fridge/freezer. Wood flooring with underfloor heating.

Utility Room

12' 9" max x 6' 1" (3.89m max x 1.85m)

Double glazed skylight, wall and base units, stainless steel sink and drainer, washing machine, wood effect flooring and radiator.

Bedroom One

15' 8" plus hall x 10' 1" plus alcove (4.78m plus hall x 3.07m plus alcove)

Double glazed window to side aspect and double glazed patio doors to rear. Fitted wardrobes, spotlights, two radiators and access to en suite.

En Suite

Double glazed window to side aspect, wash hand basin with mixer tap, walk-in tiled shower cubicle, WC, extractor fan, spotlights, wood effect flooring and heated towel rail.

First Floor

Landing

Large open space with double glazed window to side aspect and loft access.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed window to rear aspect and radiator.

Bedroom Three

10' 11" into recess x 11' 10" max (3.33m into recess x 3.61m max)

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

Bedroom Four

7' 11" x 7' 3" (2.41m x 2.21m)

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

Bathroom

Double glazed window to rear aspect, wash hand basin with mixer tap, panelled bath, WC, extractor fan, storage cupboard, spotlights, tiled floor and heated towel rail.

Outside

Front Garden

Fully block paved to allow off-street parking for up to three cars. Brick wall to border.

Rear Garden

Laid to lawn with patio area and covered seating area, three sheds and a greenhouse.

Garage

Single garage with lean-to.









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

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EPC Rating: Awaited

Tenure: Freehold

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