



**Connells**

Church Street  
Shillington Hitchin



### Property Description

A stunning freehold detached property situated in a fantastic village location. This one bedroom home needs to be viewed internally to fully appreciate what's on offer.

Offering stunning open plan living accommodation in an industrial style to the ground floor with bespoke luxury features, exposed brickwork and a steel staircase. Upstairs is a fantastic open plan study area, luxury fitted bathroom and a large double bedroom.

To the front is driveway parking. This is an ideal first time purchase.

### Ground Floor

#### Open Plan Living Space

20' 3" x 20' ( 6.17m x 6.10m )

Fully fitted kitchen with exposed brickwork, two double glazed windows to front aspect, work surfaces with matching splashback, one and a half bowl stainless steel sink and drainer, electric oven and hob, integrated fridge/freezer, plumbing for washing machine, exposed brickwork and poured resin flooring with underfloor heating. Stairs leading to first floor.



## First Floor

### Landing / Study Area

Double glazed Velux window to front aspect, exposed brickwork and radiator.

### Bedroom

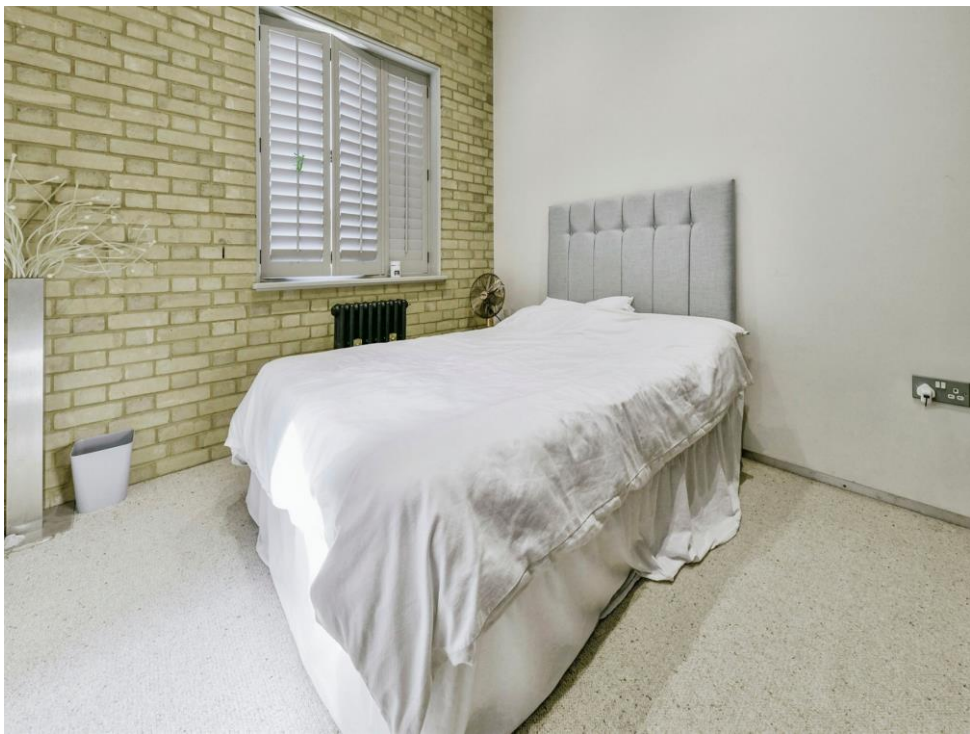
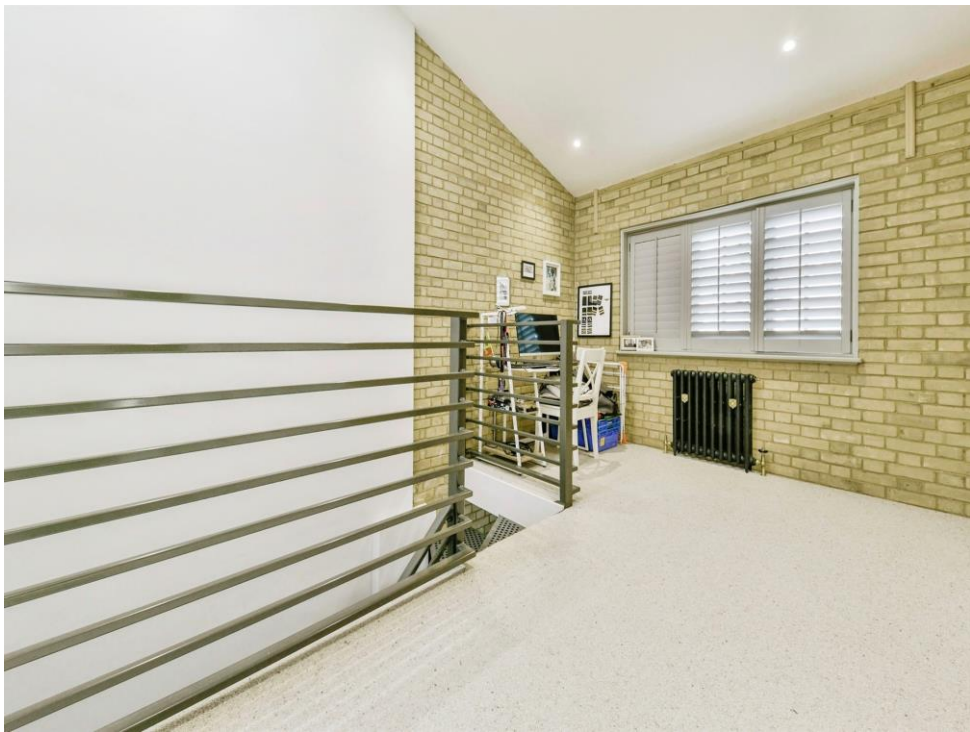
9' 4" plus wardrobes x 9' 9" ( 2.84m plus wardrobes x 2.97m )

Double glazed window to front aspect, fitted wardrobes, telephone point and radiator.

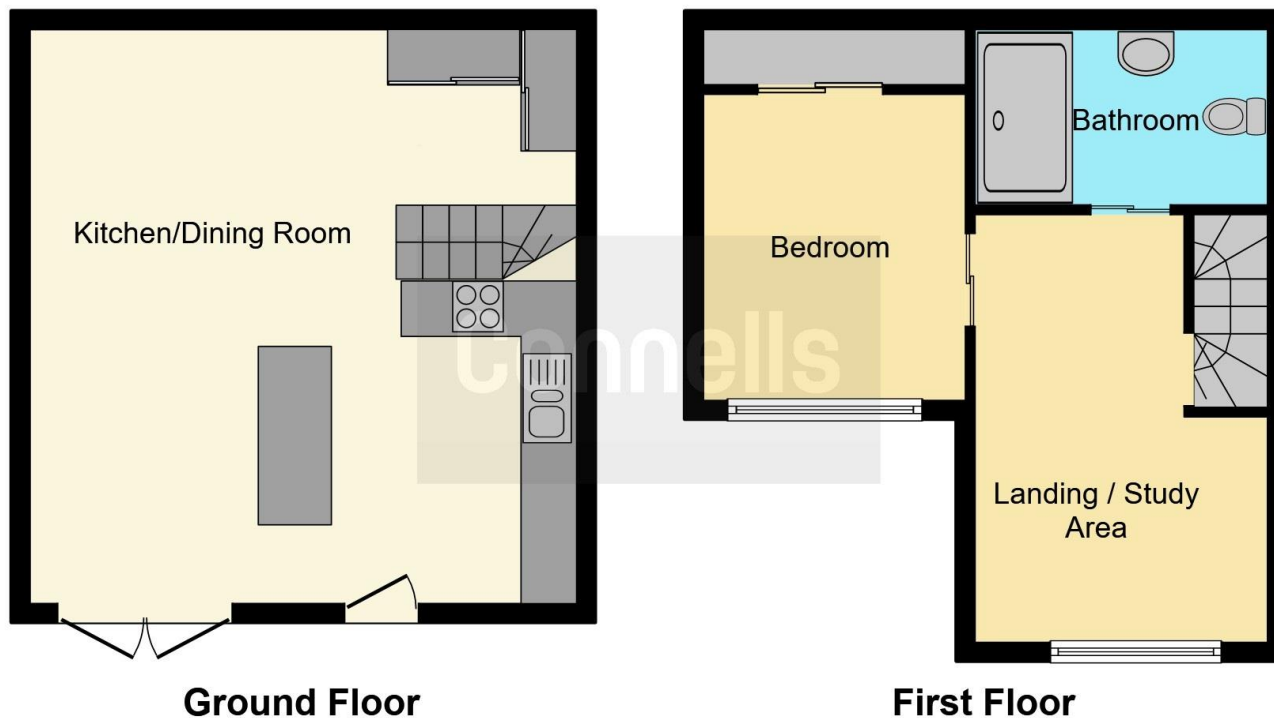
### Bathroom

Velux window, wash hand basin with vanity, double shower cubicle, WC, extractor fan, partly tiled and electric underfloor heating.









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**EPC Rating: C**

Tenure: Freehold

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