



**Connells**

Dollimore Close  
Codicote Hitchin



# Dollimore Close Codicote Hitchin SG4 8TF

for sale  
£800,000



## Property Description

This four bedroom detached property is situated within a gated development in the highly sought after village of Codicote.

The ground floor accommodation comprises both an entrance porch and hall, cloakroom, three reception rooms, kitchen/diner, utility room and a conservatory.

The first floor has four well proportioned bedrooms, two of these have en suite bathrooms and there is also a family bathroom.

Furthermore, this home has a spacious and well kept private south-facing rear garden, double garage and a driveway for two cars.

## Ground Floor

### Entrance Hall

Double glazed door to front, understairs storage cupboard, tiled flooring and radiator.

### Cloakroom

Double glazed window to front aspect, wash hand basin, WC, tiled flooring and radiator.

### Study

9' 4" x 8' 3" plus recess ( 2.84m x 2.51m plus recess )

Double glazed window to front aspect and

radiator.

### Lounge

16' 4" max x 16' 4" ( 4.98m max x 4.98m )

Three double glazed windows to rear aspect, electric fireplace, TV and telephone points, spotlights and two radiators. Double glazed door to rear aspect.

### Dining Room

12' 8" x 8' 3" ( 3.86m x 2.51m )

Two double glazed windows to side aspect and radiator.

### Kitchen

16' x 13' 8" ( 4.88m x 4.17m )

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, double electric oven, gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, spotlights, tiled flooring and radiator. Access to Conservatory and Utility Room. Double glazed French doors to rear.

### Utility Room

7' 4" x 5' 5" ( 2.24m x 1.65m )

Double glazed window and door to side, stainless steel sink and drainer, space for washing machine and tiled flooring.

### Conservatory

21' x 13' 11" ( 6.40m x 4.24m )

Double glazed windows, wood effect flooring and two storage heaters.

## First Floor

### Landing

Double glazed window to front aspect, storage cupboard housing Valliant boiler, loft hatch, spotlights and radiator.

### Bedroom One

13' 2" x 9' 6" plus recess ( 4.01m x 2.90m plus recess )

Double glazed window to rear aspect, fitted wardrobes and radiator. Access to en suite.

### En Suite

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

### Bedroom Two

13' 8" x 12' ( 4.17m x 3.66m )

Double glazed window to rear aspect, fitted wardrobes and radiator.

### En Suite

Double glazed window to side aspect, wash hand basin with mixer tap, shower cubicle, WC, shaver point, extractor fan, spotlights, wood effect flooring and radiator.

### Bedroom Three

13' 9" max x 8' 1" max ( 4.19m max x 2.46m max )

Double glazed window to front aspect, fitted wardrobe and radiator.

## Bedroom Four

10' 7" x 8' 4" ( 3.23m x 2.54m )

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

## Bathroom

Double glazed window to rear aspect, wash hand basin with mixer tap, bath, shower cubicle, WC, partly tiled, tile effect vinyl flooring and radiator.

## Outside

### Front Garden

Block paved driveway in front of double garage.

### Rear Garden

Large rear garden laid to lawn with patio, shrub borders to side and side access to both sides of the property.

## Double Garage

Double garage with two up and over doors, double glazed window to rear aspect, power, lighting and concrete floor.















Total floor area 204.8 m<sup>2</sup> (2,204 sq.ft.) approx

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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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