





Property Description

Offered to the market is this excellent three bedroom semi-detached home situated within walking distance of both Hitchin Town Centre and the Mainline Train Station.

This property has been extended to both the side and the rear, creating a large kitchen diner with bi-fold doors, utility room, lounge, study and shower room on the ground floor. The first floor accommodation is more traditional and offers three well-proportioned bedrooms with fitted wardrobes and a family bathroom.

Externally, the property benefits from a landscaped rear garden, spacious outbuilding and has a double driveway to the front.

Ground Floor

Entrance Porch

Double glazed door to front, double glazed window to side aspect, fitted storage cupboard, spotlights and tiled flooring.

Entrance Hall

Stairs leading to first floor, storage cupboard, wood flooring and radiator.

Shower Room

Fully tiled ground floor shower room with double glazed window to side aspect, wash hand basin, walk-in shower, WC, extractor fan, underfloor heating and heated towel rail.

Study

11' 6" x 5' 7" max (3.51m x 1.70m max)

Double glazed window to front aspect, spotlights and radiator.

Lounge

22' 3" x 13' 4" (6.78m x 4.06m)

Open to Kitchen. Double glazed window to front aspect, TV and telephone points, spotlights, wood flooring and radiator.

Dining Room

Open to Kitchen. Double glazed bi-fold doors to rear, double glazed skylight, spotlights,

tiled floor with underfloor heating and radiator.

Kitchen

24' 6" x 11' 11" (7.47m x 3.63m)

Fully fitted kitchen with double glazed window to rear aspect, three double glazed skylights, a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, integrated double oven, five-ring gas hob with cooker hood over, integrated dishwasher and fridge/freezer, spotlights and tiled flooring with underfloor heating. Access to utility.

Utility Room

12' 5" x 6' 9" (3.78m x 2.06m)

Double glazed window to side aspect, wall and base units, sink, space for washing machine, tumble dryer and fridge/freezer, tiled flooring and spotlights.

First Floor

Landing

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

Bedroom One

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

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

Bedroom Two

10' into wardrobe x 10' 5" (3.05m into wardrobe x 3.17m)

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

Bedroom Three

7' 7" plus wardrobes x 7' 3" (2.31m plus wardrobes x 2.21m)

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

Bathroom

Fully tiled bathroom with double glazed window to side and rear aspect, wash hand basin, panelled bath with shower, WC, extractor fan, underfloor heating and heated towel rail.

Loft Space

Pull down ladder, partly boarded and well insulated loft space.

Outside

Front Garden

Block paved driveway with space for up to two vehicles.

Rear Garden

West-facing rear garden laid to lawn with patio, greenhouse and side access.

Outbuilding

12' 7" x 8' 11" (3.84m x 2.72m)

Double glazed door and window, power, lighting, insulated and plastered.









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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Tenure: Freehold

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