



Connells

**Ansell Grange
Ickleford Hitchin**



Property Description

A stunning, almost new detached family residence situated in an exclusive development in the highly sought after village of Ickleford.

The beautifully presented accommodation comprises a large reception room to the front ideal for a study or playroom, a fantastic lounge flooded with natural light and a luxury fitted kitchen diner. The ground floor accommodation is completed with great utility space and a cloakroom. Upstairs is also an excellent size with four double bedrooms, two of which come with well fitted en suites while the master also benefits from a walk-in wardrobe. There is also a further bathroom with a four piece suite. Of further note is the heat source pump central heating system which offers a cleaner and more efficient way of heating this home.

Externally this fabulous property offers an unusually large rear garden, ample driveway parking and a garage.

Ground Floor

Entrance Hall

Door and single glazed window to front aspect, understairs storage cupboard and wood effect flooring.

Cloakroom

Wash hand basin, WC, partly tiled, extractor fan and heated towel rail.

Study/Playroom

13' into bay x 11' max (3.96m into bay x 3.35m max)

Double glazed bay window to front aspect and TV and telephone points.

Lounge

18' 2" x 11' (5.54m x 3.35m)

Double glazed windows to rear and side aspect, TV point and patio doors to rear.

Kitchen / Family Room

22' 9" max x 18' max (6.93m max x 5.49m max)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, quartz work surfaces with splashback, central island with quartz work surfaces and cupboards beneath, one and half bowl stainless steel sink and drainer, induction hob with cooker hood over, integrated appliances including double microwave, dishwasher and wine fridge. French doors leading to rear garden.

Utility Room

Double glazed door to side, wall and base units, plumbing for washing machine, work surfaces with matching splashback, stainless steel sink and drainer, space for tumble dryer

and wood effect flooring.

First Floor

Landing

Double glazed window to front aspect, airing cupboard housing water tank.

Bedroom One

16' 3" x 10' 7" plus recess (4.95m x 3.23m plus recess)

Double glazed window to front aspect, walk-in wardrobe, TV point and radiator.

En Suite

Double glazed window to rear aspect, wash hand basin with vanity, double shower cubicle, WC, shaver point, wood effect flooring ad heated towel rail.

Bedroom Two

17' 10" max x 10' 3" max (5.44m max x 3.12m max)

Double glazed window to rear aspect, built-in wardrobe, TV point and radiator.

En Suite

Double glazed window to side aspect, wash hand basin, shower cubicle, WC and heated towel rail.

Bedroom Three

12' 2" max x 11' 8" max (3.71m max x 3.56m max)

Double glazed window to front aspect and radiator.

Bedroom Four

11' x 10' 6" (3.35m x 3.20m)

Double glazed window to front aspect and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin with vanity, double shower cubicle, bath with shower over, WC, wood effect flooring and heated towel rail.

Outside

Front Garden

Lawned frontage.

Rear Garden

Large lawned rear garden, fully enclosed by timber fencing.

Parking

Double driveway with space for two cars and EV charging point.

Garage

Electric up and over door, power and lighting.









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: B Council Tax
 Band: F

Tenure: Freehold

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