



Connells

Coleridge Close
Hitchin



Property Description

This fabulous detached family home sits on a generous plot in a quiet cul-de-sac very close to the mainline train station.

The ground floor accommodation has a contemporary feel and offers a good size living area and a newly fitted kitchen as well as a downstairs cloakroom. Upstairs are three bedrooms and a family bathroom.

This property would suit a growing family and has excellent future potential, a lovely garden, garage and driveway. Viewing is highly recommended.

Ground Floor

Entrance Hall

Double glazed door to front, double glazed window to side aspect, understairs storage cupboard, stairs leading to first floor, storage cupboard housing fuse box, wood flooring and radiator.

Cloakroom

Fully tiled cloakroom with double glazed window to side aspect, wash hand basin and WC.

Lounge

13' 11" x 10' 7" (4.24m x 3.23m)

Double glazed window to front aspect, built-in media wall with storage and shelving, TV point, solid oak hardwood flooring and radiator.

Dining Room

13' 7" x 9' 1" (4.14m x 2.77m)

Open plan from Lounge. French doors leading to rear garden, solid oak hardwood flooring and radiator.

Kitchen

11' 7" x 7' 5" (3.53m x 2.26m)

Fully fitted kitchen with double glazed windows to side and rear aspect. Range of wall and base units, quartz work surfaces with matching splashback, sink and drainer. Integrated appliances including electric oven,

induction hob with cooker hood over, dishwasher, bin and microwave. Wood effect flooring and double glazed door to rear.

First Floor

Landing

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

Bedroom Two

13' 9" into wardrobe 10 x 10' 4" (4.19m into wardrobe 10 x 3.15m)

Double glazed window to rear aspect, built-in wardrobes and radiator.

Bedroom One

14' 3" into wardrobe x 9' 10" (4.34m into wardrobe x 3.00m)

Double glazed window to front aspect, built-in wardrobes and radiator.

Bedroom Three

9' 11" x 6' 10" (3.02m x 2.08m)

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

Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin, P-shaped bath with shower over, WC, storage cupboard, spotlights and heated towel rail.

Outside

Front Garden

Corner plot, private enclosed front with mature trees and bushes.

Rear Garden

Private rear garden, fully enclosed by mature trees and bushes, decked seating area, good size lawns, landscaped areas and gated side access.

Garage

Garage to rear with power and lighting.

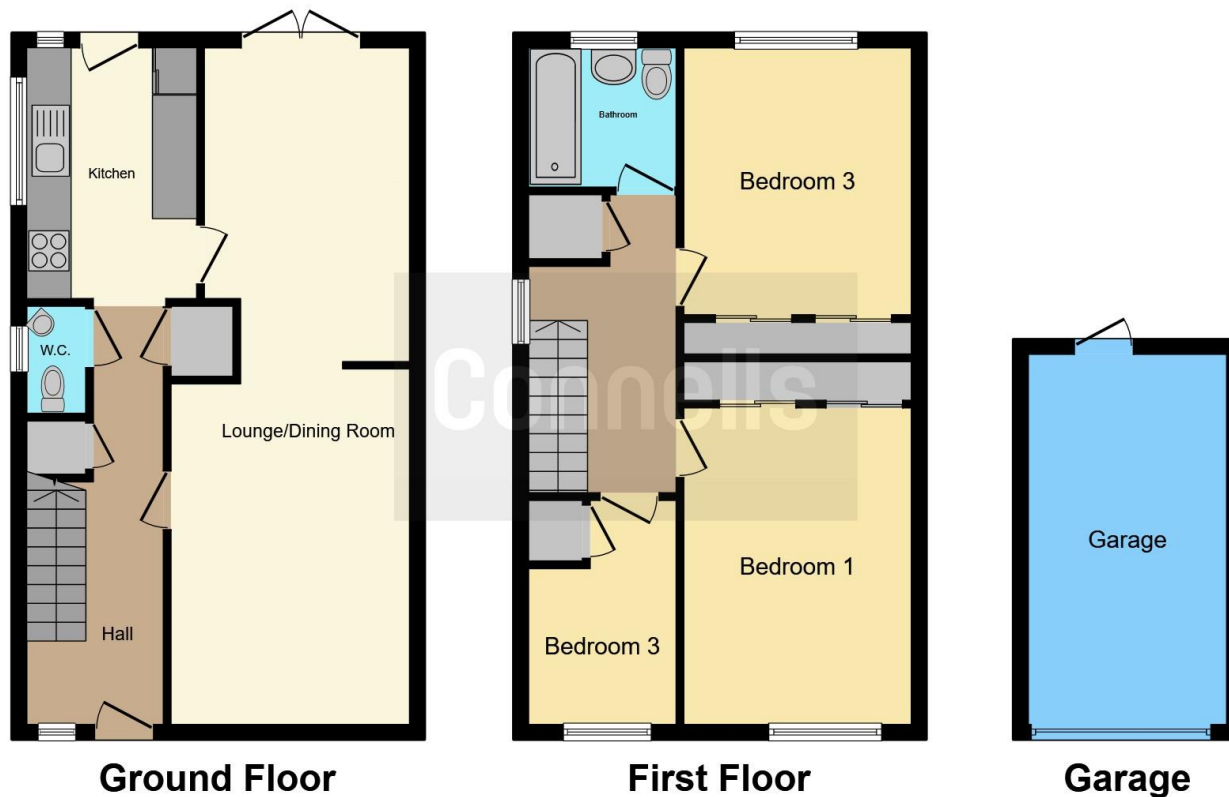
Agent's Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.









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

To view this property please contact Connells on

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14 High Street
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EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

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