



Connells

Ryder Way
Ickleford Hitchin



Property Description

A 2/3 bedroom semi-detached home with fantastic future potential.

The accommodation offers separate receptions, a well fitted kitchen, two bedrooms, study and family bathroom. The gardens are of particular note spanning the front, rear and side of the property.

There is also the potential to create ample off-street parking.

Ground Floor

Entrance Hall

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

Lounge

16' x 10' 5" (4.88m x 3.17m)

Dual aspect double glazed windows to front and rear, fireplace, TV point, wood flooring and radiator.

Dining Room

11' 3" into recess x 10' (3.43m into recess x 3.05m)

Double glazed doors to side, fireplace and wood effect flooring.

Kitchen

9' 6" x 6' 9" (2.90m x 2.06m)

Fully fitted kitchen with double glazed window and door to side, a range of wall and base units, work surfaces with tiled splashbacks, range cooker, integrated fridge/freezer, dishwasher and washing machine, wall-mounted microwave, spotlights, tiled flooring and underfloor heating.

First Floor

Landing

Two double glazed windows to front aspect.

Bedroom One

12' 10" x 8' 9" (3.91m x 2.67m)

Double glazed window to rear aspect, built-in wardrobes, feature fireplace, wooden floor and radiator.

Bedroom Two

11' 8" x 7' 8" (3.56m x 2.34m)

Double glazed window to rear aspect and radiator.

Study

7' x 6' 4" into recess (2.13m x 1.93m into recess)

Double glazed window to front aspect.

Bathroom

Double glazed window to front aspect, wash hand basin with mixer tap, panelled bath with rainfall shower, WC, airing cupboard, partly tiled and radiator.

Outside

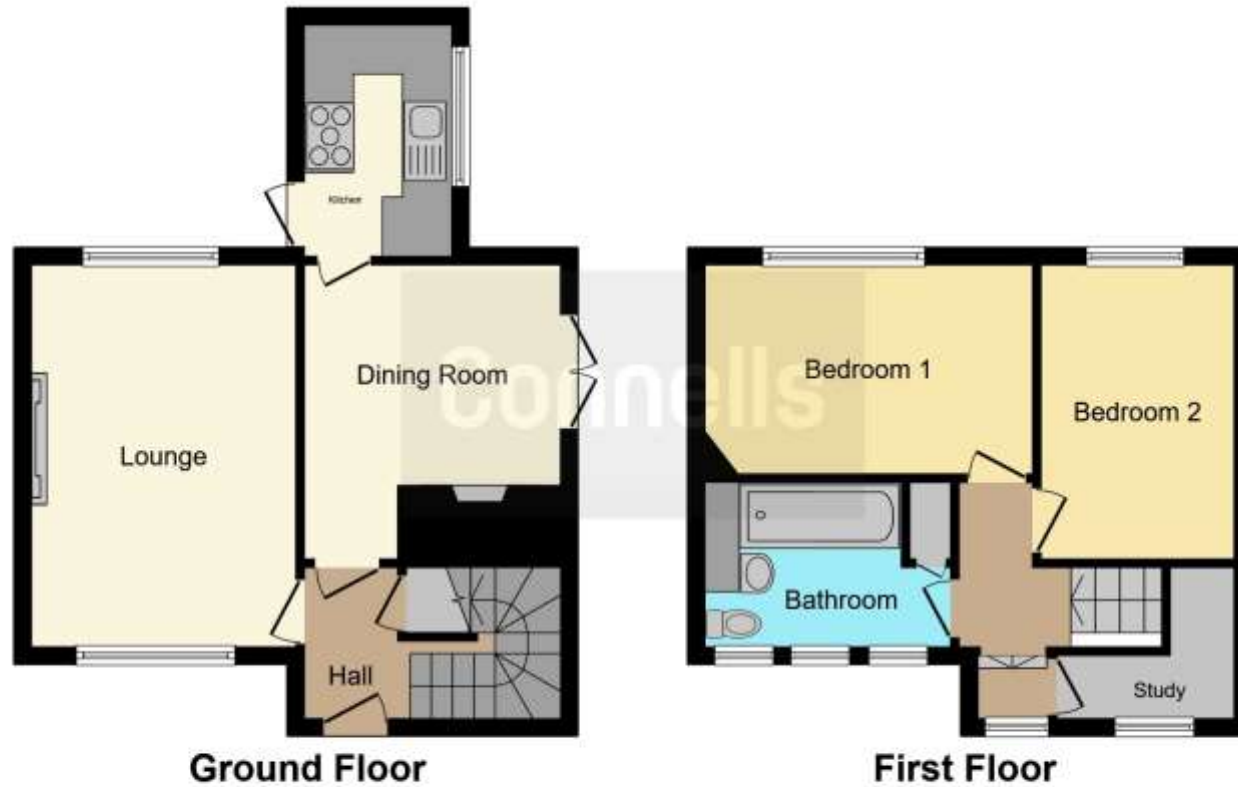
Rear Garden

Mostly laid to lawn, shed, patio area, pond, shrubs and hedges to borders.









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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