



Bryan Bishop
and partners

Farrier Heights
Hitchin, SG4 7BJ

£625,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely semi-detached four bedroom, three bathroom family home in a delightful rural location, on the outskirts of the popular Hertfordshire village of Langley. This is a modern house benefiting from all of the advances made in building materials and techniques, so providing excellent thermal performance within the spacious and intelligently designed accommodation, which is arranged over three floors. Forming part of just four houses placed within substantial grounds ensures plenty of off street parking. In addition, being set on a corner plot endows this lovely family home with a wonderfully large garden and spectacular countryside views, as well as being completely unoverlooked. The property is presented in immaculate condition inside and out, and is ready for you to move in and enjoy!

Accommodation:

The smart front door, protected by a small tiled roof porch, welcomes you into a light bright hallway with a fabulous view extending back through the kitchen/dining/living room and out into the extensive garden beyond. The ground floor is largely open plan, giving you myriad opportunities to arrange the layout and furnishings to best suit your lifestyle, so the hallway is clean and uncluttered, with just a well placed guest cloakroom, the staircase and the door through into the kitchen/dining/living room. This is a really lovely room, benefiting from abundant light flowing in throughout the day thanks to the windows to the front and side and of course the fully retracting bi-fold doors that pretty much take up the whole of the back wall. This room fulfils all of your needs as a family, and the icing on the cake is the bi-fold doors, that really bring the outside in and connect the living space seamlessly out onto the capacious patio that runs right across the back of the property. A really clever touch is the step free connection between the patio and the inside floor of the house, a genuine asset when combining the spaces for family time together and when entertaining visitors. The front section of the room has been fully fitted with a comprehensive array of wall and floor mounted cupboards, ensuring more than ample storage, whilst also housing a comprehensive range of integrated appliances within an attractive and ergonomically effective environment. A neat island adds extra storage, a generous food preparation worktop area and a convenient breakfast bar, and presents a nice visual delineation between the different areas of the room. A further storage cupboard makes great use of the available space under the stairwell. The remaining floor space is left open, and is comfortably spacious enough to take a dining table and chairs as well as a good sized suite of comfortable sofas and chairs.







Up on the first floor a generous hallway leads to three of the bedrooms and a superb family bathroom, within which is a bath with a shower attachment and screen fitted. The main bedroom has a delightful en-suite shower room and a walk in wardrobe. On the top floor is a stunning bedroom suite, with a superb en-suite shower room, mirror fronted fitted wardrobes and two substantial eaves storage cupboards, as well as, the most wonderful views out across the unspoiled Hertfordshire countryside.

Exterior:

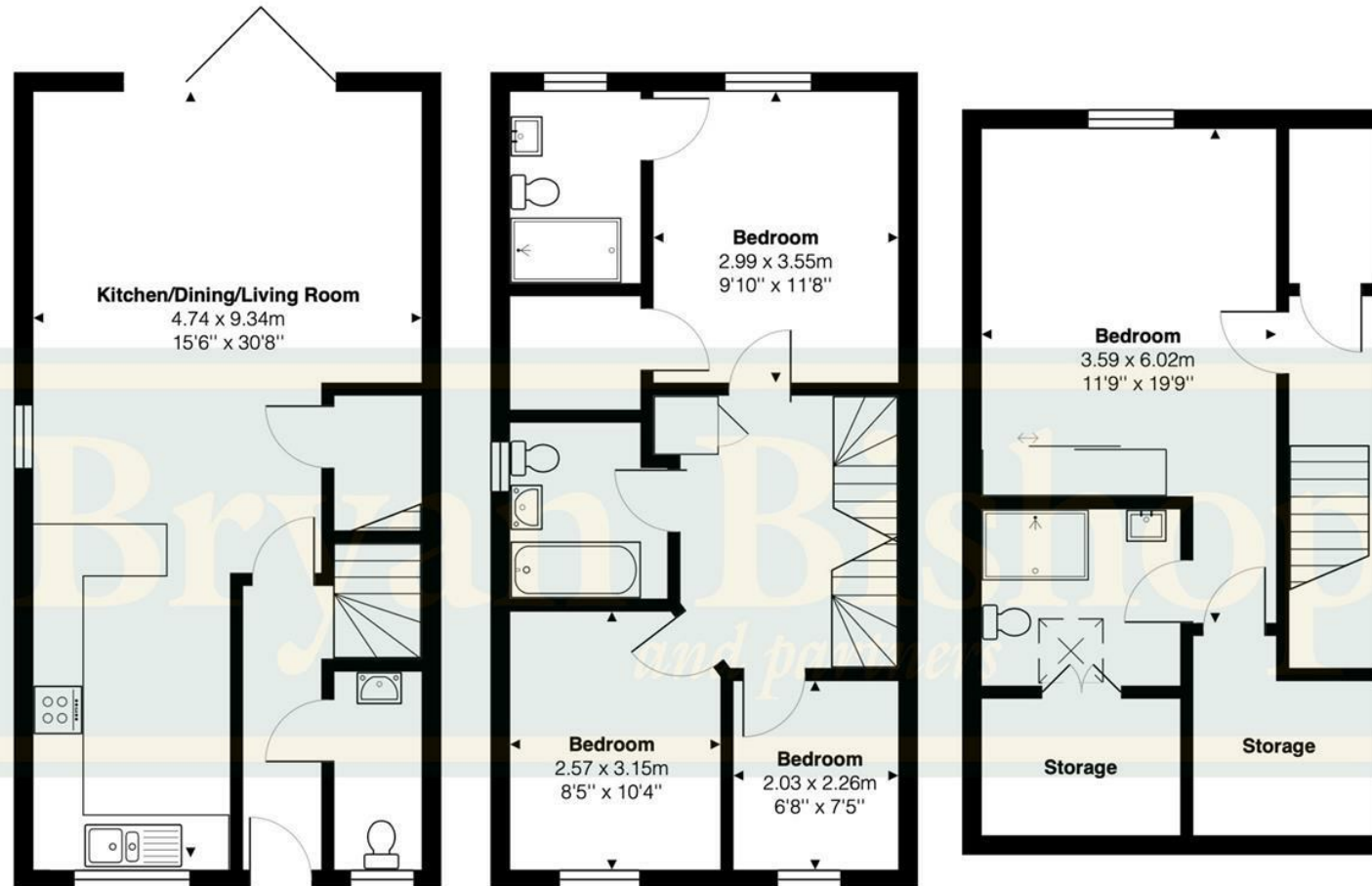
Set within a spacious private development of just four properties, this pretty house enjoys allocated parking at the front, but also substantial additional space for guest parking. A useful lockable gate allows direct access through to the rear garden, which is in a word - huge! Neat paved pathways link the outside entrance to the rear of the house and a recently installed garden shed set on its own paved area. To the rear of the house is a large paved patio which, as previously mentioned, links seamlessly to the house through the large bi-fold glass doors. A further paved patio occupies the far corner of the garden, simply ideal for dining outside and relaxing together as a family or with friends at any time of the day. The rest of the garden is a blank canvas of immaculate lawn set within a fully secure and enclosed fence boundary, making it perfect for pets and children. The setting here is idyllic, surrounded by open fields and uninterrupted views across the countryside to specimen trees and woodlands in the far distance - just a lovely place to spend your time, breathing in the fresh air.

Location:

This charming property enjoys a fabulous location, being in a quiet rural setting, yet within easy reach of Stevenage, Hitchin and Codicote and a short drive away from the A1(M) that provides excellent links both north and south and a fast connection to the M1 and M25. Stevenage and Hitchin stations host regular fast services into central London, making this an easy commute, as well as regular services northbound as far afield as Edinburgh.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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