



Bryan Bishop
and partners

Bury Lane
Hitchin, SG4 8XX

Offers in excess of £450,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom link-detached house set along a quiet residential road just a few minutes walk from the centre of the ever popular village of Codicote. Offered chain free for a smooth and speedy completion, this is a wonderful family home with off street parking, a large garage/workshop, downstairs guest cloakroom and a superb snug connected open plan to the rear of the separate dining room.

Accommodation:

This modern detached house was designed by the architect with large windows throughout to really maximise the natural daylight in every room, and this starts with the attractive front door set into a neat and useful front porch, with a full height opaque window to the front and full width windows to the side, providing a great reception area in which to welcome guests.

From the reception area a door opens into the substantial living room, which is a well balanced space with full height windows overlooking the front garden, effectively creating a whole wall of glass. A wide chimney breast enjoys an open hearth set within a decorative stone fireplace, offering an appealing focal point as well as cosy winter warmth, whilst the generous proportions allow you a wide choice of how best to configure and furnish the space, easily accepting multiple chairs and sofas as well as other occasional furniture.

From the rear of the living room glass double doors lead directly into the dining room, which has doors into the kitchen, double doors out into the garden, open access through to the delightful snug, the stairs and a well placed guest cloakroom, which could easily be adjusted to make it an additional shower room. The dining room is another room of generous and well balanced proportions making it readily able to accommodate a large dining suite, but also with sufficient space to multi-task as a children's play area, offering a great connectivity to the other rooms.

Linking open plan from the rear of the dining room is the lovely snug, which offers a wonderful space with all the benefits of a conservatory but none of the drawbacks. A large side window enhances the glazed sliding doors to really bring the outside in, making this a terrific day lounge all year round, as well as joining the other external doors in the dining room and kitchen to make this a great house for enjoying time together with family and friends through the summer months.







The rear corner of the house, adjacent to the dining room, is taken by the kitchen, which is a clean, smart fully tiled room with a rear facing window and a part-glazed door out to the side of the property. A good range of wall and floor mounted cabinets line the perimeter, offering ample storage and abundant food preparation worktop space. Within the cabinets is a selection of integrated appliances along with designated spaces for additional free standing items. This is a well designed room that ensures everything falls readily to hand within the efficient, ergonomically laid out space.

From the corner of the dining room the modern staircase climbs to a light, bright upper hallway, complete with a large side facing window. From here doors lead into each of the three bedrooms and the spacious family bathroom, which offers a corner bath with shower fitting and curtain above it. Two of the bedrooms are comfortably doubles in size, with one of them boasting fitted wardrobes along the whole of one wall.

Exterior:

This is an attractive property set on a quiet residential road, with a generous frontage that includes off street parking on the driveway that leads up to the attached garage/workshop, and a nice lawn with flower borders along the boundary. It would be fairly straightforward to create more private parking on the frontage if required. There is useful separate access to the rear garden along the side of the house, passing a neat shed along the way. To the rear is a generous , well shaped garden that is just perfect for all aspects of family life. A paved patio flows around the kitchen, snug and dining room, neatly joining all of the access points into the house and providing ample space for casual seating and outside dining furniture. The remainder of the garden is a lovely area of lawn, lined by mature shrubs, bushes and occasional trees, along with a nice greenhouse. This is a great place for spending time together as a family and for entertaining guests.

Location:

This superb home is perfectly placed to benefit from the great amenities within Codicote Village, being positioned within the village just a short stroll from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as the Codicote C of E primary school judged "Outstanding" by Ofsted.



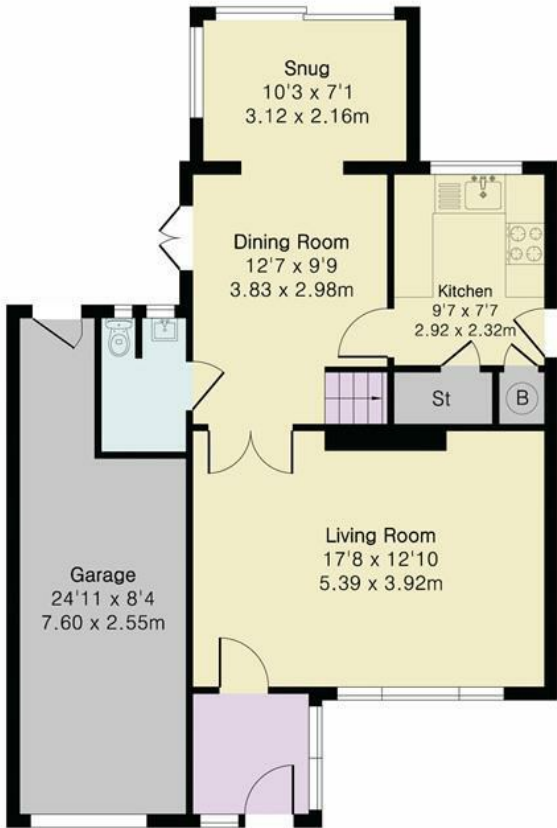


**Approximate Gross Internal Area 1058 sq ft - 98 sq m
(Excluding Garage)**

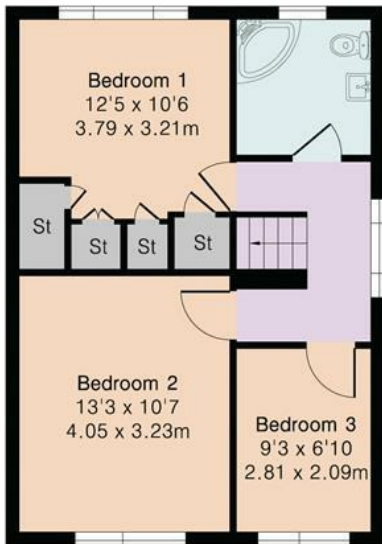
Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 455 sq ft – 42 sq m

Garage Area 176 sq ft – 16 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales		
EU Directive 2002/91/EC		









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