

*The Snipe, Weston, Hitchin Hertfordshire, SG4 7BD.  
Asking Price £460,000*

**H&M**  
sales and lettings





## ***The Snipe, Weston, Hitchin, Hertfordshire, SG4 7BD.***

### ***Council Tax Band: D***

Offered with VACANT POSSESSION and within a five minute drive of the A1(M) is this very well presented three bedroom extended property situated in a cul-de-sac location and backing onto open fields, ideal for dog walkers or those who enjoy the open countryside, all within a six minute drive to the local Tesco Superstore in Baldock and mainline train station!

This home briefly comprises of a refitted kitchen and bathroom, downstairs WC, lounge/dining room which over looks the rear garden via bi-fold doors.

The front of the property has a block paved driveway that can accommodate two vehicles and a EV charging point.

#### **Entrance Hall**

6'10 x 3'4 (2.08m x 1.02m)

Accessed by a double glazed front door, hard wood style flooring, radiator, etched glazed panelled door leading to the kitchen/breakfast room and stairs leading to the first floor.

#### **Lounge**

14'0 x 11'1 (4.27m x 3.38m)

Accessed by the inner hallway, covered radiator, fitted storage/media units, inset spotlights, opening into the dining room.

#### **Dining Room**

12'1 x 5'5 (3.68m x 1.65m)

Bi-fold doors leading to the rear garden, hardwood style flooring, inset spotlights, 'Velux' window.

#### **Kitchen/Breakfast Room**

17'0 x 9'5 (5.18m x 2.87m)

Fitted with a range of modern matt grey wall and base units with an additional walk in larder store cupboard, twin built in electric ovens, induction hob and tilted glass extractor over. Integrated 'Bosch' dishwasher, block oak style work surfaces with inset butler sink and mixer taps over. Gloss white brick style tiled splashbacks, plumbed for a washing machine, space for an 'American' style fridge freezer, breakfast bar, tiled flooring, double glazed window to the front aspect, door leading into the inner hallway.

#### **Inner Hallway**

11'1 x 5'10 (3.38m x 1.78m)

Tiled flooring, glazed door to the outer lobby, understairs storage cupboard housing the consumer unit, dado rails, box seating and storage area, radiator, pocket door into the lounge.

#### **Boot Room**

5'10 x 5'5 (1.78m x 1.65m)

Floor to ceiling storage cupboard with shelving, recessed storage area, wall mounted oil fired boiler, double glazed door to the rear garden.

#### **Downstairs WC**

4'10 x 3'2 (1.47m x 0.97m)

Double glazed opaque window to the front aspect, classic Victorian style low level WC, corner wall hung vanity wash hand basin with gloss white brick tiled splashbacks, inset spotlights and hard wood style flooring.

#### **Landing**

10'3 x 3'0 (3.12m x 0.91m)

Doors to all the rooms, airing cupboard, inset spotlights.

#### **Bedroom One**

12'4 x 10'3 (3.76m x 3.12m)

Double glazed window to the rear aspect, inset spotlights, radiator, fitted wardrobes

#### **Bedroom Two**

10'11 x 10'5 (3.33m x 3.18m)

Double glazed window to the front aspect, radiator, loft access(part boarded).

#### **Bedroom Three**

7'6 x 7'3 (2.29m x 2.21m)

Double glazed window to the rear aspect, radiator, built in cupboard.

#### **Bathroom**

7'2 x 5'9 (2.18m x 1.75m)

Double glazed opaque window to the front aspect, 'Victorian' style suite comprising of a roll top bath with rainfall shower head over, separate handset and mixer taps, gloss white tiled splashbacks with inset tiled border, fitted vanity units, cistern enclosed low level WC, pedestal wash hand basin with a chrome towel rail, separate heated chrome towel rail

#### **Frontage**

Block paved driveway for two vehicles, shingle and picket fence borders, EV charging point, outside power and tap.

#### **Rear Garden**

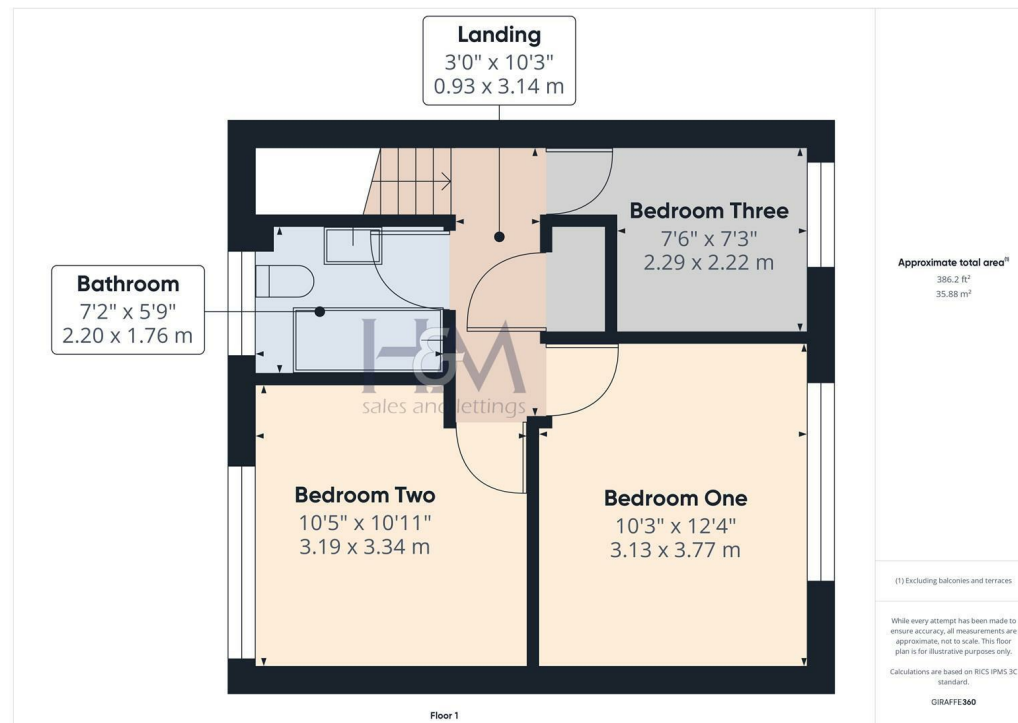
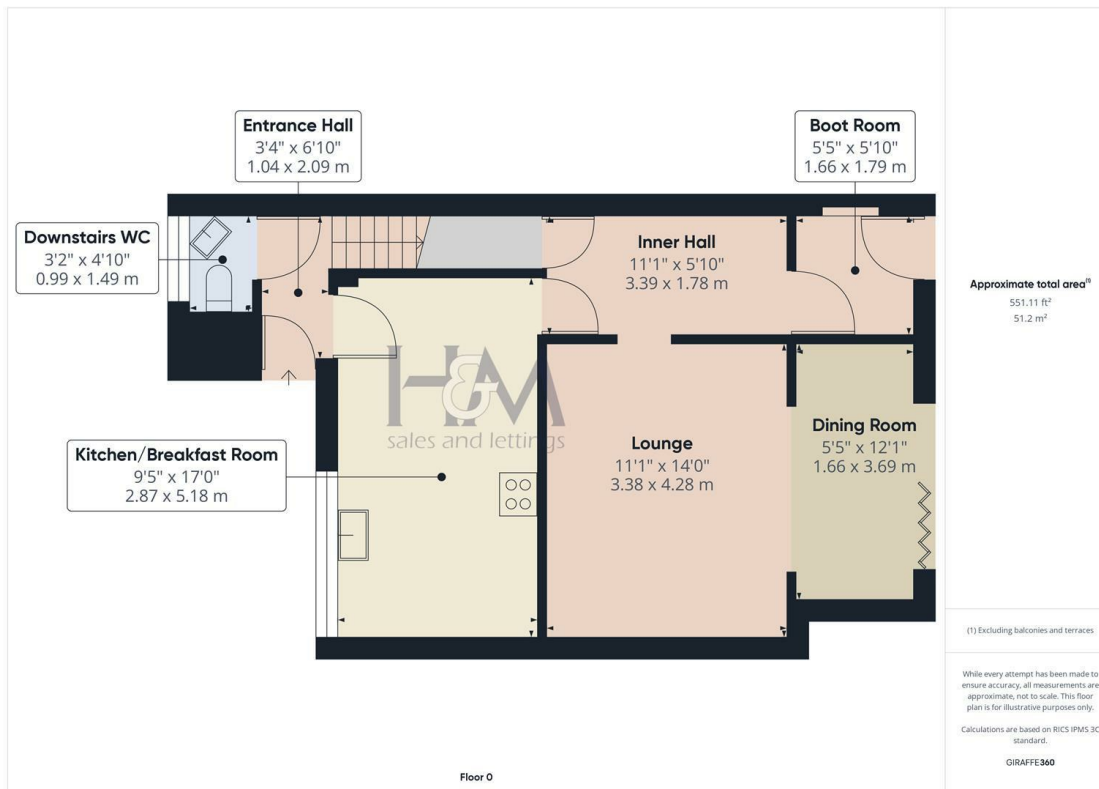
Paved patio area with steps leading upto the raised main garden, laid to low maintenance astroturf, with a central path leading to the rear gate giving access to the open fields beyond, enclosed by timber fencing,





Homes and Mortgages  
86 High Street  
Stevenage  
Hertfordshire  
SG1 3DW  
01438 728444

[stevenage@homesandmortgages.co.uk](mailto:stevenage@homesandmortgages.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	