

FREEHOLD



House - End Terrace (EPC Rating: D)

15 Wyatt Close, Ickleford, Hitchin, Herts, SG5 3XY

Price Guide

£460,000



First Step



3 Bedroom House - End Terrace located in Hitchin

PEACEFUL NO THROUGH ROAD Location... UPGRADED Kitchen and Bathroom... EXCELLENT STORAGE... Private Garden... Conservatory... Separate Dining room... Light lounge... Ample residents parking (unallocated)...

PEACEFUL LOCATION...

LIGHT AND SPACIOUS...

PRIVATE GARDEN...

UPGRADED KITCHEN...

BEDROOM 1 POWDER ROOM...

AMPLE RESIDENTS PARKING (UNALLOCATED)...

This light and spacious property benefits from a peaceful location with a lovely private garden.

The ground floor has an upgraded kitchen, light lounge, a separate dining room, a conservatory, a cloak room and plenty of storage.

On the first floor are 2 double bedrooms and a third bedroom. There is an upgraded family bathroom and bedroom benefits from fitted wardrobes and powder room with toilet and sink.

Outside the property has a good sized private garden, with garden shed. Ample residents parking (unallocated).

GROUND FLOOR

Entrance Hallway

Front door and window to front aspect. Coir matting, door leading to:

Lounge

Window to front aspect. Carpet.

Kitchen

Window to rear aspect. Under floor heating. Fitted with a range of grey wall and base units with complementary work surface and tiled up-stand. Spaces for dishwasher, upright fridge/freezer,

washing machine and oven. Oven splash back and extractor hood. Stainless steel sink and drainer, plus chrome sockets including USB points. Wall mounted boiler concealed in matching unit. Full height door to large storage cupboard, fitted with shelves and coat hooks, fitted with sensor light. Ceramic tiled flooring.

Dining Room

Door to conservatory. Stairs to first floor with home office area under stairs. Ceramic tiled flooring. 2 large storage cupboards, plus further cupboard housing the consumer unit and utility meters.

Conservatory

Conservatory with French doors to side aspect. Laminate flooring.

Cloakroom

Window to front aspect. White suite comprising: push button wc, wall mounted square wash hand basin with white vanity unit. Continuation of ceramic tiled flooring and half tiled walls.

FIRST FLOOR

Landing

Tall window to rear aspect. Airing cupboard fitted with shelves. Doors leading to:

GROUND FLOOR

Bedroom 1

Window to front aspect. Carpet. 5-sliding door wardrobes, fitted with drawers, shelves and rails. Socket with USB points. Door leading to:

Bedroom 1 Powder Room

White suite comprising: push button wc, wall mounted square wash hand basin with white vanity unit. Vinyl flooring.

Bedroom 2

Window to front aspect. Carpet.



Bedroom 3

Window to rear aspect. Carpet. Loft access - fitted with partial boarding.

EXTERNAL

Front Garden

Mainly laid to lawn either side of paved pathway to front door and stepping paving slabs to side gate with access to side and rear. Low level wall planter with established shrubs.

Side Garden

Laid to paving creating bin storage area. External tap and power.

Rear Garden

Mainly laid to lawn with patio area. Fence perimeters, raised borders with established plants. Wooden garden shed.

Parking

Ample residents parking - unallocated.

Additional Material Information

Freehold
EPC Rating: D
Council Tax Band: C

Constructed circa 1974
Brick construction with timber frame
Mains utilities
Ample residents parking but not allocated parking

Local Area

Within walking distance to the town centre and Hitchin railway station. Trains into London Kings Cross and St Pancras circa 31 mins.

Hitchin is a beautiful historic market town based in North Hertfordshire and according to The Times' Best Places To Live it was voted as the 9th best place to live in the UK in 2013. It has outstanding primary schools and secondary schools.

Shopping: Unlike many other towns, Hitchin has a rich diversity of independent businesses. The town is still able to boast independent food retailers, a wealth of hair and beauty salons and an even greater range of coffee shops and restaurants.

The market itself remains an important part of the town trading four days a week: Tuesday and Saturday, general market, Friday bric-a-brac and collectables and Sunday, car boot.

Outdoor Space: Small and large green spaces throughout Hitchin provide a wide variety of open spaces, including Bancroft Gardens, Windmill Hill with panoramic views over the town centre. The Hitchin Priory, a beautiful 14th Century building set in 19 acres of picturesque gardens. There is also Hitchin Swimming Centre which offers 2 indoor pools, an Outdoor Pool with Art Deco lido and fitness centre with gym and 3 fitness studios.

Agents Notes



All sizes and details for the property are approximate and have not been confirmed by the vendor as correct and should not be taken as exact when ordering any products to fit.

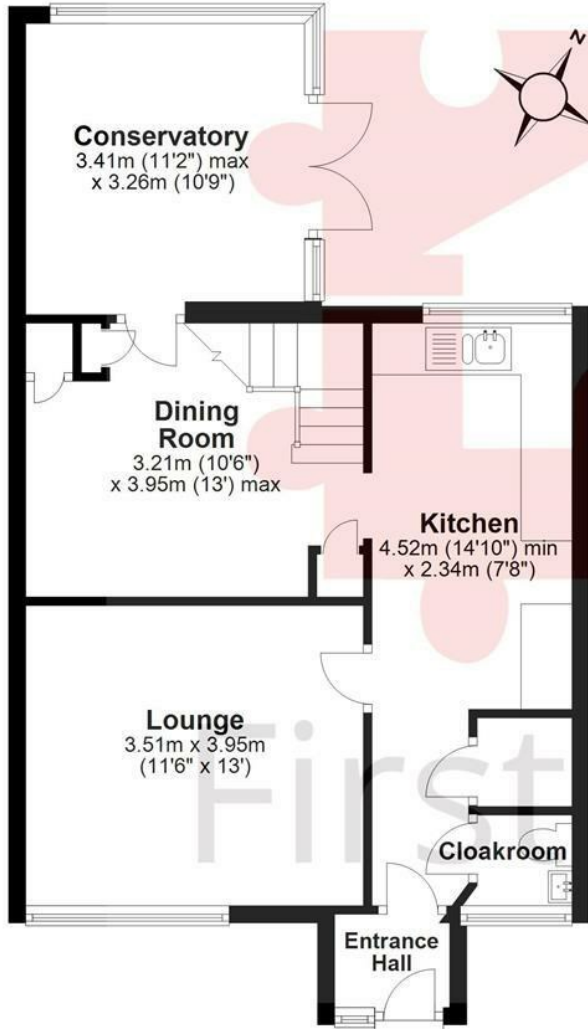
The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.





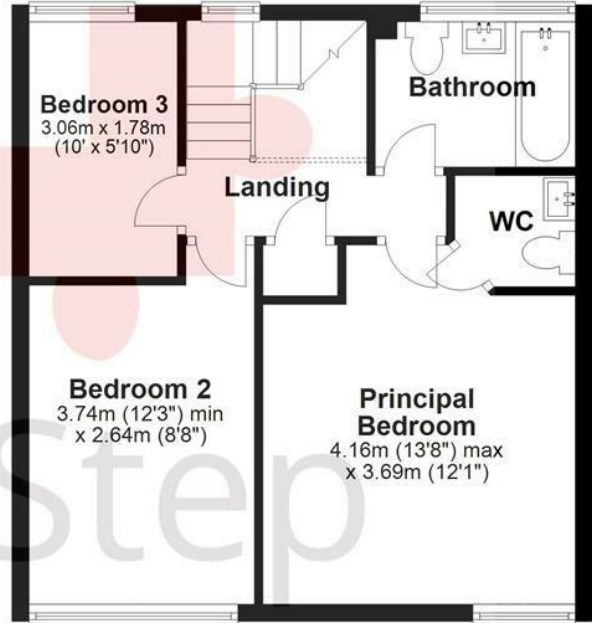
Ground Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)

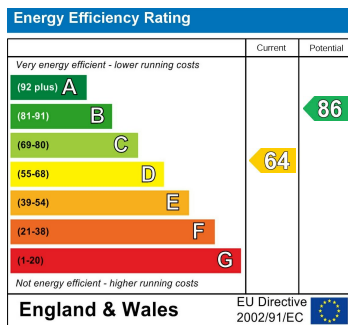


Total area: approx. 100.5 sq. metres (1082.2 sq. feet)

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step