

FREEHOLD



House - Detached (EPC Rating: D)

**5 Cedar Avenue, Ickleford, Hitchin, Herts, SG5
3XU**

Price Guide

£725,000



First Step



3



1



2



D

3 Bedroom House - Detached located in Hitchin

Nestled in the charming village of Ickleford, this delightful detached house on Cedar Avenue offers a perfect blend of comfort and convenience. With a generous living space of 1,376 square feet, this property is ideal for families or those seeking a peaceful retreat.

The layout of the home promotes a warm and inviting atmosphere, making it an excellent choice for both entertaining guests and enjoying quiet evenings in. The surrounding area is known for its friendly community and picturesque scenery, making it a wonderful place to call home.

Cedar Avenue is well-positioned, offering easy access to local amenities and transport links, which makes commuting to nearby towns and cities a breeze. Whether you are looking to settle down in a tranquil village or seeking a family-friendly environment, this property presents an excellent opportunity.

INTERNAL

GROUND FLOOR

Entrance Hallway

Door and long length window from front aspect. Wood effect ceramic tiling. Understairs storage cupboard. Staircase to first floor. Doors leading to:

Lounge

19'6" x 11'11"

Bay shape window to front aspect. Feature arched ceiling with brick built fireplace, tiled hearth and cast iron fire grate. Carpet.

Kitchen

12'10" x 8'11"

Dual aspect window to rear and door to side aspect. A range of cool grey wall and base units with quartz work surface with matching upstand, inset one and a half bowl ceramic sink. Integrated double oven, induction hob and extractor hood, dishwasher and undercounter fridge. Matching door to inset storage cupboard, shelved. USB points, Amtico flooring. Opening leading to:

Dining Room

13'3" x 8'3"

Continuation of Amtico flooring with opening leading to Garden Room.

Garden Room

10'6" x 10'5"

Dual aspect French doors to rear and windows to side aspect, plus ceiling lantern. Decorational radiator cover, continuation of Amtico flooring.

Utility Room

7'10" x 6'9"

Window to side aspect. Fitted with a range of white wall and base units with complementary work surface, stainless steel sink. Freestanding washing machine and freestanding dryer. Wall mounted boiler - serviced 2025. Ceramic tiled flooring. Door leading to:

Cloakroom

Window to side aspect. White suite comprising: push button wc, corner wash hand basin in vanity unit. Continuation of ceramic tiled flooring, chrome heated towel rail.

FIRST FLOOR

Landing

Window to rear aspect. Double door to airing cupboard housing the water tank. Loft access: boarded, light, ladder. Carpet.

Bedroom 1

12'1" x 11'4"

Window to front aspect. Built in 2 door wardrobe fitted with shelf and rail. Carpet.

Bedroom 2

13'1" x 10'11"

Window to front aspect. Full height door to a walk-in wardrobe, fitted with light. Matching bedroom furniture: 4 door wardrobe, 2 bedside cabinets and 5 drawer chest. Carpet.

Bedroom 3

9'2" x 8'4"

Window to front aspect. Built in 2 door wardrobe fitted with shelf and rail. Carpet.

Bathroom

Dual aspect windows to rear and side aspect. White suite comprising: half tiled panelled bath, push button wc, wash hand basin in vanity unit, fully tiled large shower with glass door. Chrome heated towel rail, wall mirror with light, ceramic tiled flooring.

EXTERNAL

Front Garden and Driveway

Low level wall to perimeter with vehicle access to driveway. Established shrubs to border. Block paved driveway with parking for 4/5 cars. Side gated access to rear from both sides of the property.



Rear Garden

Fence perimeter to southerly facing garden. Mainly laid to lawn with established plants and shrub borders and laurel trees to rear perimeter. Wooden garden shed, fitted with light and power. Paving to side storage area providing bin storage area. Side gated access from both sides of the property. External power, lights, tap.

Garage

Integral garage, partially converted at rear. Front storage area fitted with light and power.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band E

Mains utilities

Traditional brick and block construction

Local Area

This property is situated in a peaceful cul-de-sac in the charming village of Ickleford which benefits from a primary school (Ickleford Primary School), village hall, a general store and a church.

There are two public houses and a large sports and recreation ground which also contains a playground and a licensed bar.

The Sports and Recreation Ground caters for several sports, including cricket, football, squash and pétanque, and is home to the Ickleford Cricket Club,

Ickleford is 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.

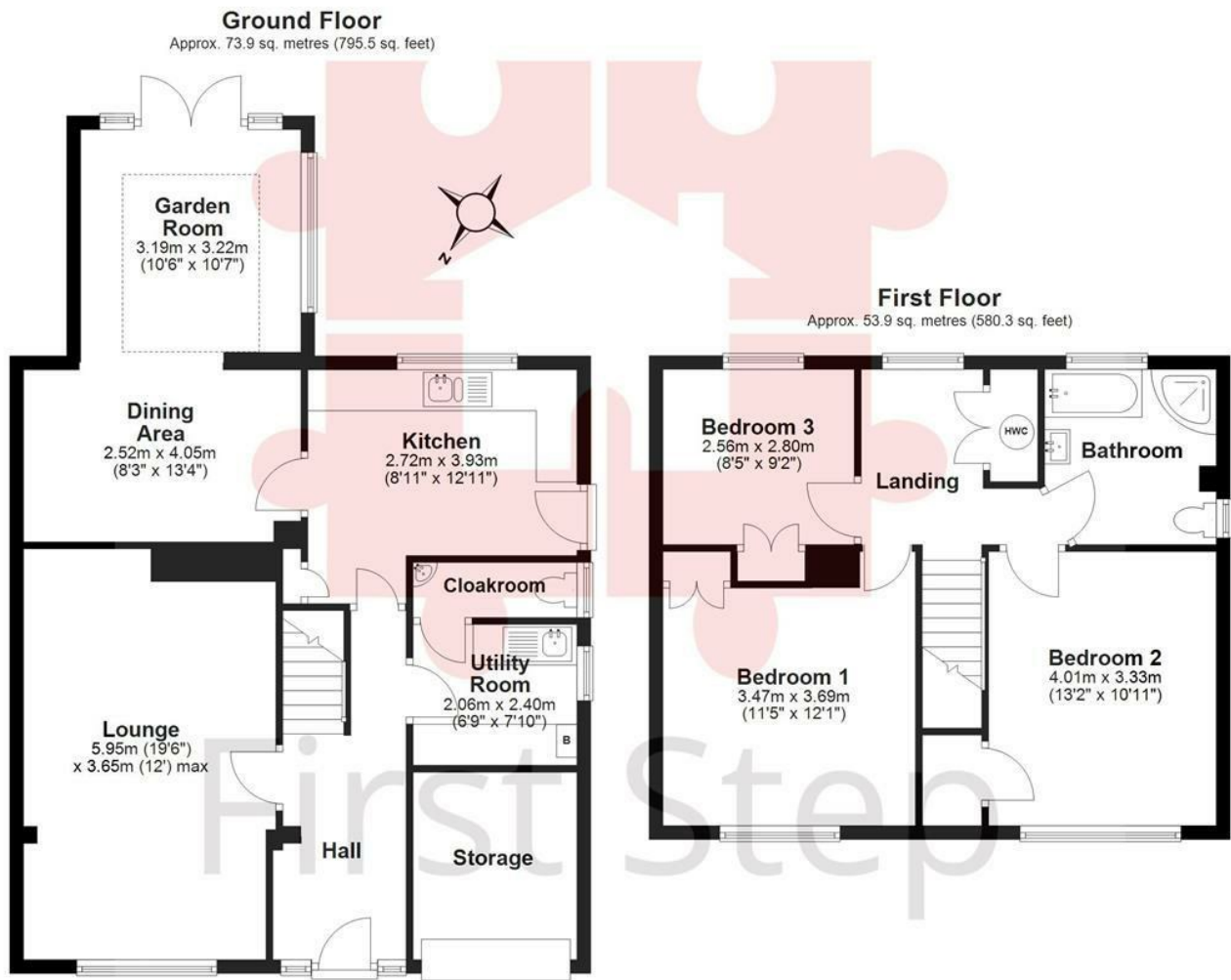
Agents Note

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.

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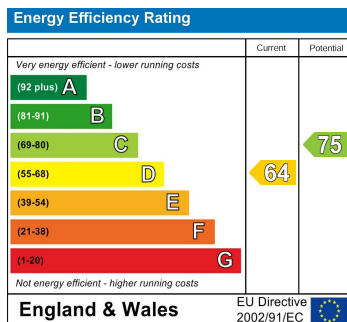


Total area: approx. 127.8 sq. metres (1375.7 sq. feet)

Council Tax Band

E

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