



Connells

Waterdell Lane
St. Ippolyts Hitchin



Property Description

A stunning family home situated in the highly sought after St Ippolyts Village. This 1920s-built property has had a large double storey extension and now offers extensive accommodation. On the ground floor, there is a fabulous newly fitted high specification kitchen diner, utility room with cloakroom and shower, an unusually large living room and a further reception area. Upstairs are four excellent bedrooms with an en-suite to the master and a family bathroom. There is also a useful loft room ideal for a teenager's snug or office space.

Externally there are good size gardens to the front and rear, ample off-road parking and a garage.

St Ippolyts Primary school was rated a Good School by Ofsted in 2023. The village of St Ippolyts was recently identified as a Priority Area for applications to the Secondary Schools in Hitchin.

Ground Floor

Entrance Hall

Solid oak door to front, storage cupboard and fuse box. Stairs leading to first floor with understairs storage cupboard.

Shower Room

Double glazed window to rear aspect, wash hand basin, shower cubicle and WC.

Lounge

Double glazed window to front aspect, Inglenook fireplace with woodburner, TV and telephone points, solid wood flooring and two radiators.

Dining Room / Snug

Double glazed bay window to front aspect, feature fireplace, solid wood flooring and radiator.

Kitchen Diner

Fully fitted kitchen with double glazed windows to front and rear aspect. A range of wall and base units, quartz work surfaces with matching splashback, sink and drainer, integrated Neff appliances including double electric oven, induction hob with cooker hood and fridge/freezer. Feature fireplace with solid wood surround.

Utility Room

Double glazed window and door to rear aspect, work surfaces with tiled splashback, cupboards, sink and drainer, and boiler. Plumbing for washing machine and space for tumble dryer.

First Floor

Landing

Double glazed window and Velux to front aspect, feature fireplace, storage cupboard, solid wood flooring and radiator.

Bedroom One

Double glazed windows to front and side aspect, loft access and radiator.

En Suite

Wash hand basin, shower cubicle, WC and extractor fan.

Bedroom Two

Vaulted ceiling. Double glazed window to front aspect, Velux to rear, built-in wardrobe, solid wood flooring and radiator.

Bedroom Three

Double glazed window to rear aspect, built-in storage cupboard, wood flooring and radiator.

Bedroom Four

Double glazed windows to front and side aspect, storage recess and radiator.

Bathroom

Double glazed window to rear aspect, wash hand basin, bath with shower over, WC and radiator.

Loft Room

Stairs from landing. Velux windows to front and rear aspect, eaves storage and radiator.

Outside

Front Garden

Large frontage with gravelled parking area, lawns and seating section.

Rear Garden

A good size lawned rear garden with timber shed and patio, various mature areas and flower beds, hot tub. Side access and door to garage.

Parking

Dropped kerb parking with space for 3-4 cars.

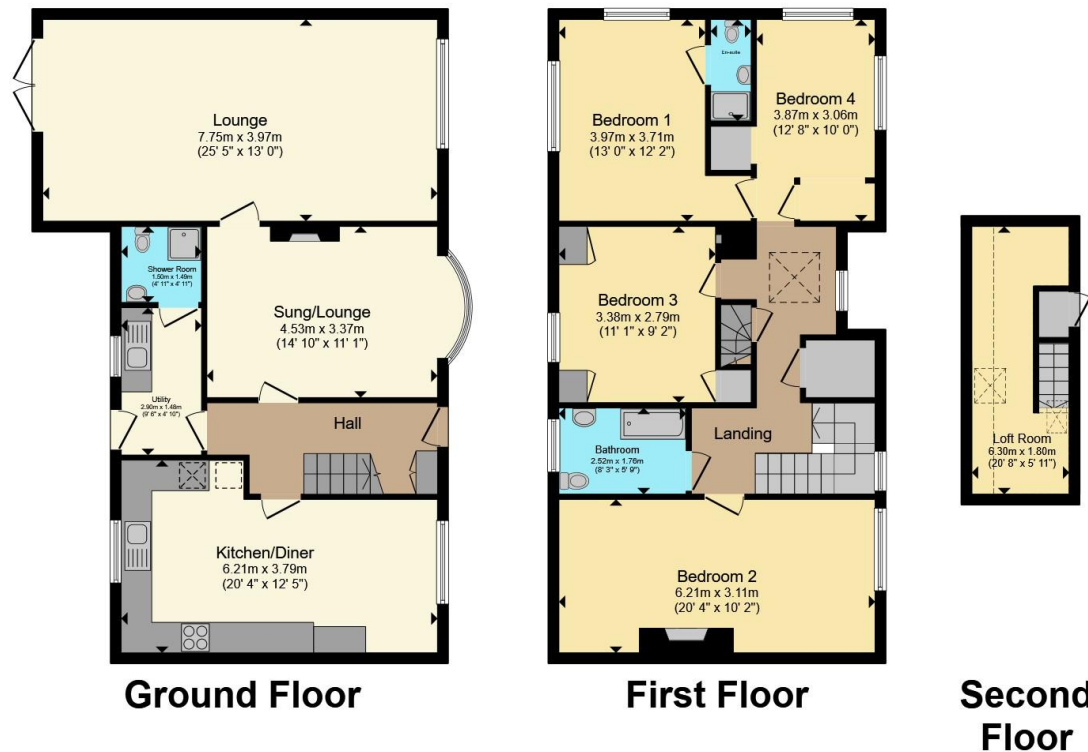
Garage

Garage with double doors, power and lighting.









Total floor area 170.0 m² (1,830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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14 High Street
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EPC Rating: Awaiting
 Council Tax Band: F

Tenure: Freehold

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