



Connells

Folly Close
Hitchin



Property Description

Situated in a highly desirable cul-de-sac location in Hitchin, this immaculately presented three bedroom end of terrace home offers well balanced accommodation, making it an ideal purchase for families, first-time buyers or those seeking to downsize.

A welcoming entrance hall leads through to a spacious lounge/dining room that has recently been refurbished, providing an excellent space for both relaxing and entertaining. A separate fitted kitchen offers ample storage and workspace, with a practical layout to suit modern living. On the first floor there are three well proportioned bedrooms together with a stylish and contemporary shower room.

Externally, the property enjoys a private south-west facing rear garden, perfect for enjoying afternoon and evening sunshine. To the front is an attractive garden, along with the added benefit of a garage and off-road parking.

Presented in exceptional decorative order throughout, this superb home is ready to move straight into and is conveniently located close to Hitchin's excellent amenities, high regarded schools and mainline railway station.

Ground Floor

Entrance Hall

Door to front and radiator. Stairs leading to first floor.

Lounge / Diner

Recently refurbished. Double glazed windows to front and rear aspect, new laminate flooring and two new radiators.

Kitchen

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, electric oven and gas hob with cooker hood over. Space for fridge/freezer and washing machine. Door to rear leading to garden and tiled flooring.

First Floor

Bedroom One

Double glazed window to rear aspect, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to front aspect and radiator.

Bedroom Three

Double glazed window to front aspect and radiator.

Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin with vanity, walk-in shower, WC, extractor fan, spotlights and heated towel rail.

Outside

Rear Garden

Rear garden mostly laid to lawn with patio area and lovely mature shrubs.

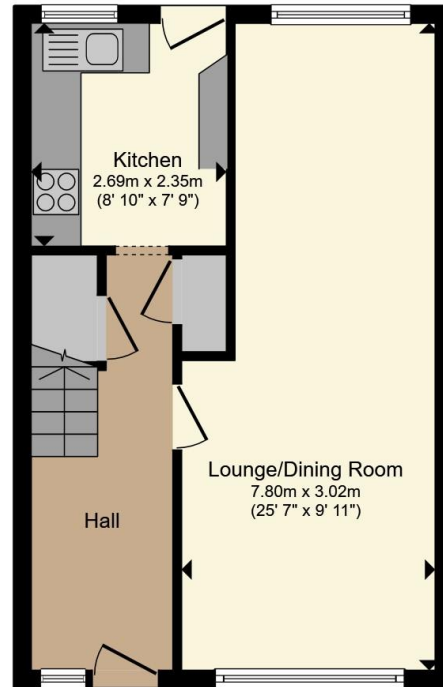
Garage En Bloc

Garage en bloc with up and over door.

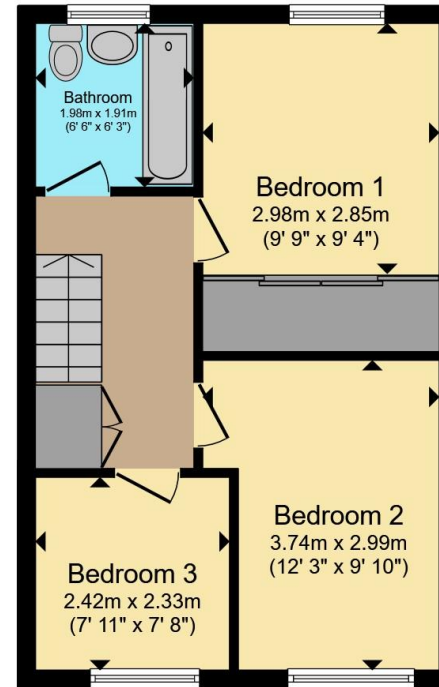








Ground Floor



First Floor

Total floor area 75.8 m² (816 sq.ft.) approx

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Connells

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
HITCHIN SG5 1AT

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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