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# 17 Chime Dell

## Whitwell, SG4 8BS

Exceptionally well presented end of terrace home, enhanced by a skilfully converted loft providing a principal bedroom with en suite shower room and Juliet balcony.

In addition, A well-executed extension and remodelling of the ground floor has created a superb open-plan kitchen/dining/family room, ideal for modern living. Externally, the rear garden has been thoughtfully redesigned and landscaped.

**Guide price £535,000**

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## Whitwell, SG4 8BS

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- A beautiful modern house which has been greatly improved
- Bedroom two with en suite shower room, bedroom three and family bathroom
- Originally house built in 2020
- Harpenden Station (6.9 miles), Hitchin Town Centre (6.8 miles)
- Principle 2nd floor bedroom suite with shower room and Juliette balcony
- Full garden landscape & design
- Annual service charge approx. £500
- Impressive kitchen/dining/family room with integrated appliances, island and storage units with quartz worksurfaces
- Garage conversion to provide home office/gym and store for bikes etc
- Great village store, friendly pub and school

### GROUND FLOOR

### Entrance Hall

### Cloakroom

### Snug

11'8 x 7'5 (3.56m x 2.26m)

### Kitchen/Dining/Family Room

24'8 max x 14'9 (7.52m max x 4.50m)

### FIRST FLOOR

### Landing

### Bedroom Two

11' max x 10'7 (3.35m max x 3.23m)

### En Suite Shower Room

### Bedroom Three

14'9 x 6'7 (4.50m x 2.01m)

### Family Bathroom

### SECOND FLOOR

### Landing

### Master Bedroom

14'2 max x 11'10 (4.32m max x 3.61m)

### En Suite Shower Room

### EXTERNALLY

### Home Office/Gym

13;8 x 9'3 (3.96m;2.44m x 2.82m)

### Store

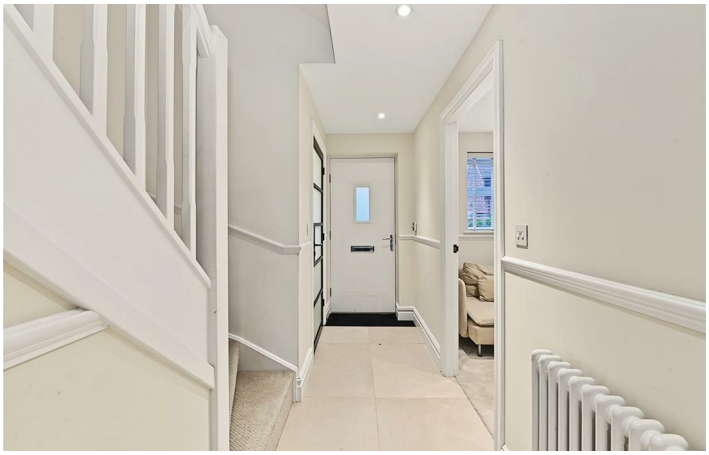
9'10 x 9'9 (3.00m x 2.97m)

### Drive parking (3 cars)

### Landscaped Rear Garden




Directions









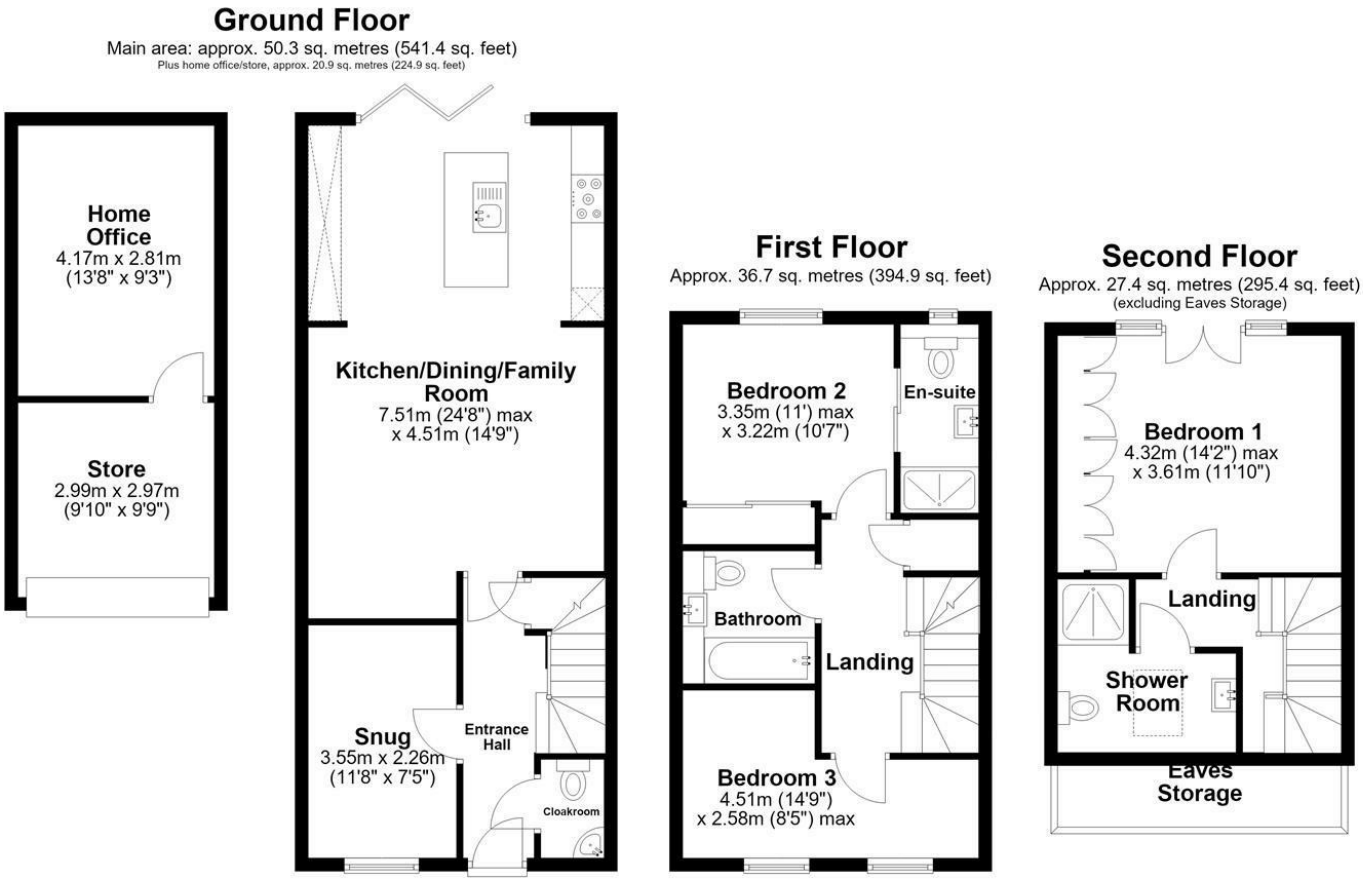

Bed







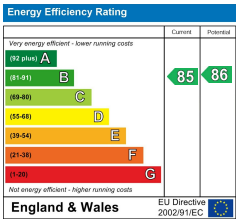
# Floor Plan

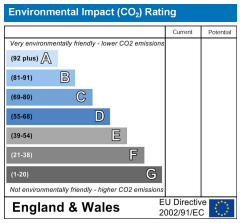



Main area: Approx. 114.4 sq. metres (1231.7 sq. feet)
Plus home office/store, approx. 20.9 sq. metres (224.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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