

5 Sycamore Close • St. Ippolyts • Hitchin • Hertfordshire • SG4 7SN

Guide Price £750,000

Charter Whyman

TOWN & VILLAGE HOMES





OFFERED CHAIN FREE
FOUR BEDROOMS
DETACHED DOUBLE GARAGE

THE PROPERTY

Occupying a desirable position within the highly sought-after village of St Ippolytts, on the fringes of Hitchin, this impressive detached family home offers generous accommodation, excellent practicality and a wonderful sense of privacy. Set within an attractive corner plot, the property combines spacious interiors with secluded wraparound gardens, a wide driveway and an adjoining double garage.

A welcoming entrance hall sets the tone, leading to a superb arrangement of reception space. The principal lounge features an attractive box bay window to the front and sliding doors opening into the rear conservatory, creating a lovely connection with the garden. A separate dining room provides the perfect setting for entertaining, while the fitted kitchen is complemented by a useful adjoining utility room. A ground floor cloakroom completes the accommodation.

Upstairs, the first floor offers four well-proportioned bedrooms, including an impressive principal suite with its own dressing area and en-suite facilities. The remaining bedrooms are served by a family bathroom, making this an ideal layout for growing families and those seeking flexible living space.

Outside, the part-walled gardens wrap around the property, offering a wonderfully secluded setting with access to the front. The generous driveway provides ample off-road parking and leads to the adjoining double garage. Combining a prime village location, versatile accommodation and excellent outside space, this is a superb family home that deserves an

THE LOCATION

St Ippolyts is a pleasant village on the southern outskirts of Hitchin and the house is only three-quarters of a mile from the town centre. The mainline railway station is a mile and a half away and Junction 8 on the A1(M) is just 2.5 miles by car. Hitchin is on the London Kings Cross East Coast mainline and the fastest services to Kings Cross take just 28 minutes, to Cambridge 33 minutes and to Peterborough 38 minutes.

An historic and attractive north Hertfordshire market town, Hitchin often features as one of the best places to live in the UK and offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.



















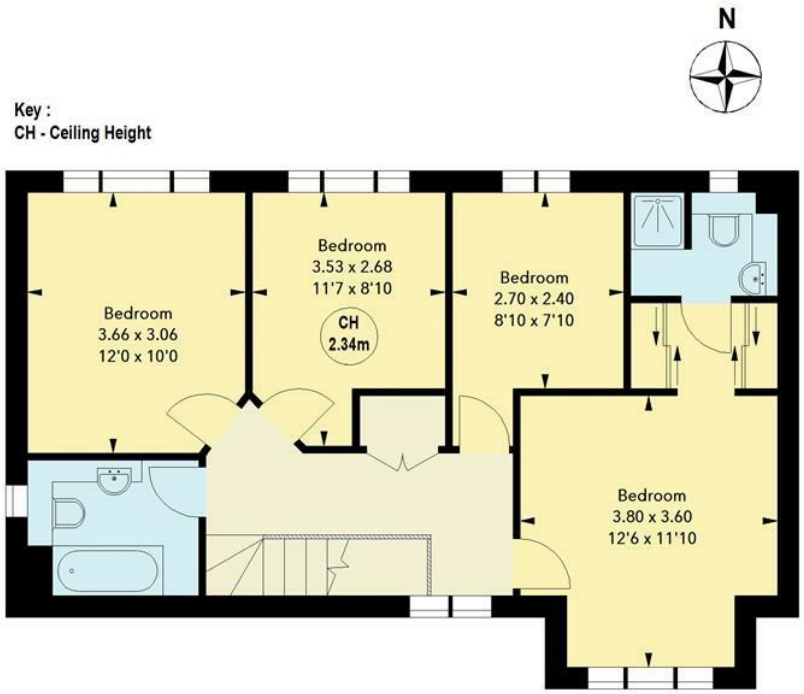
Sycamore Close, SG4

Approximate Area = 167.68 sq m / 1805 sq ft



Ground Floor

Approx. 106.00 sq m / 1141 sq ft



First Floor

Approx. 61.69 sq m / 664 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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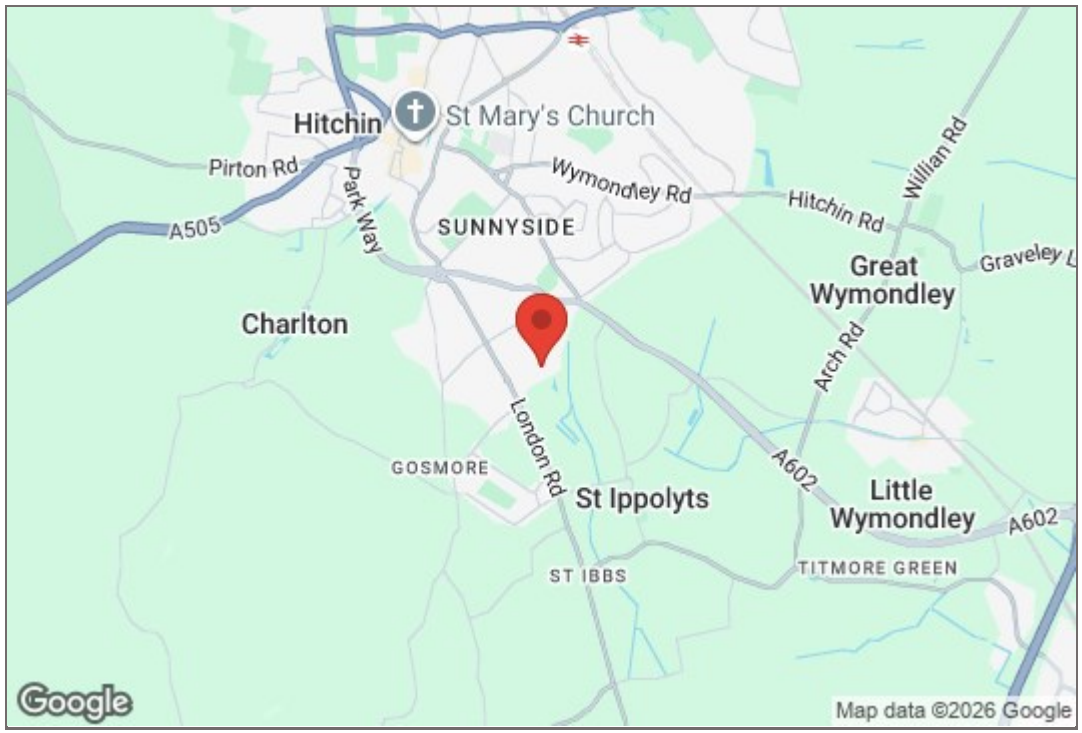
These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

Charter Whyman

TOWN & VILLAGE HOMES






Hitchin
St Mary's Church
Pirton Rd
A505
Park Way
Wymondley Rd
SUNNYSIDE
Hitchin Rd
Willian Rd
Great Wymondley
Graveley L
Charlton
Arch Rd
London Rd
GOSMORE
St Ippolyts
A602
Little Wymondley
A602
ST IBBS
TITMORE GREEN
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Grange Cl
Langbridge Cl
Turfmead
Sycamore Cl
Elderberry Dr
Millfield Ln
London Rd
Folly Ln
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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Brick under a tiled roof

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - G

CONSERVATION AREA

The property is not located with in the conservation area

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
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