



NORGANS  
Surveyors & Estate Agents

6 MEADOW WAY  
HITCHIN



## 6 Meadow Way

Hitchin

Hertfordshire SG5 2BN

**Guide Price £775,000**

Located on the popular West side of town on the desirable Willows development benefitting from a short walk into Hitchin Market Place (approximately 0.5miles).

This property is offered for sale with the benefit of being CHAIN FREE and provides light and airy accommodation throughout comprising central entrance hall, two double bedrooms both with built in wardrobe cupboards and a shower room. The kitchen breakfast room has been refitted with attractive shaker style units, separate utility with matching units and a separate W.C. The lounge area is open plan to the conservatory with its vaulted glazed roof and patio doors providing direct access on to the attractive rear garden.

Outside is in our opinion a private rear garden laid mainly to lawn with useful patio area. At the front is a block paved driveway providing off street parking.



### Viewing

By appointment with Norgans Estate Agents.



## **THE ACCOMMODATION COMPRISES**

Wooden entrance door with decorative frosted panel opening to;-

### **ENTRANCE HALL**

Radiator. Coats cupboard. Loft hatch.

### **BEDROOM ONE**

13'1" x 11'4" (3.99m x 3.45m)

Radiator. Wardrobe with hanging rail and shelving. Oriel uPVC double glazed window to front.

### **BEDROOM TWO**

12'8" x 11'6" max (3.86m x 3.51m max)

Radiator. Two built in wardrobes with hanging rails. Oriel uPVC double glazed window to front.

### **SHOWER ROOM**

Fitted with a white suite comprising Low Level W.C. with concealed cistern. Wall mounted wash hand basin set into vanity unit with storage below. Tiled shower cubicle. Radiator. Part tiled walls. Coved ceiling. Inset spot lights. Shaver socket. Cupboard housing gas fired central heating boiler (not tested). uPVC double glazed window to side.

### **BREAKFAST KITCHEN**

14'10" x 9'8" (4.52m x 2.95m)

Refitted with a range of shaker style floorstanding and wall mounted storage cupboards and drawers with worksurfaces over. Integrated over with gas hob over and extractor hood over (not tested). Part tiled walls. inset sink unit with mixer tap over. Integrated dishwasher (not tested). Space for upright fridge freezer. Radiator. Two uPVC double glazed windows to rear. Radiator. Door to;-

### **UTILITY ROOM**

8'5" x 6'9" (2.57m x 2.06m)

Refitted with a range of shaker style cupboards with worksurfaces over. Plumbing and space for washing machine. Part tiled walls. Stainless steel sink unit with mixer tap over. uPVC double glazed window to front. Door to rear garden. Door to;-

### **CLOAKROOM**

Fitted with a suite comprising Low eLevel W.C. and wall mounted wash hand basin. part tiled walls. Radiator. uPVC double glazed window to rear.

### **LIVING ROOM**

14'5" x 11'7" (4.39m x 3.53m)

Radiator. Coved ceiling. Open plan to;-

### **CONSERVATORY**

12'10" x 8'11" (3.91m x 2.72m)

Of uPVC construction with vaulted glazed roof, standing on a brick base with windows to two sides. Double glazed patio doors opening to rear garden. Ceiling fan. Radiator.

### **OUTSIDE**

#### **AT THE FRONT**

Block paved with flower and shrub beds with a low level brick wall to the front and pedestrian gate. Gated access to the rear garden.

#### **AT THE REAR**

Laid mainly to lawn with paved patio area adjoining the house. Flower and shrub beds. Green house. Shed.

### **COUNCIL TAX BAND**

We are advised that the Council Tax Band for this property is currently Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### **FLOOR AREA**

Approx 95sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### **EPC RATING**

Current D  
Potential C

### **FLOOR PLANS**

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### **SERVICES**

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

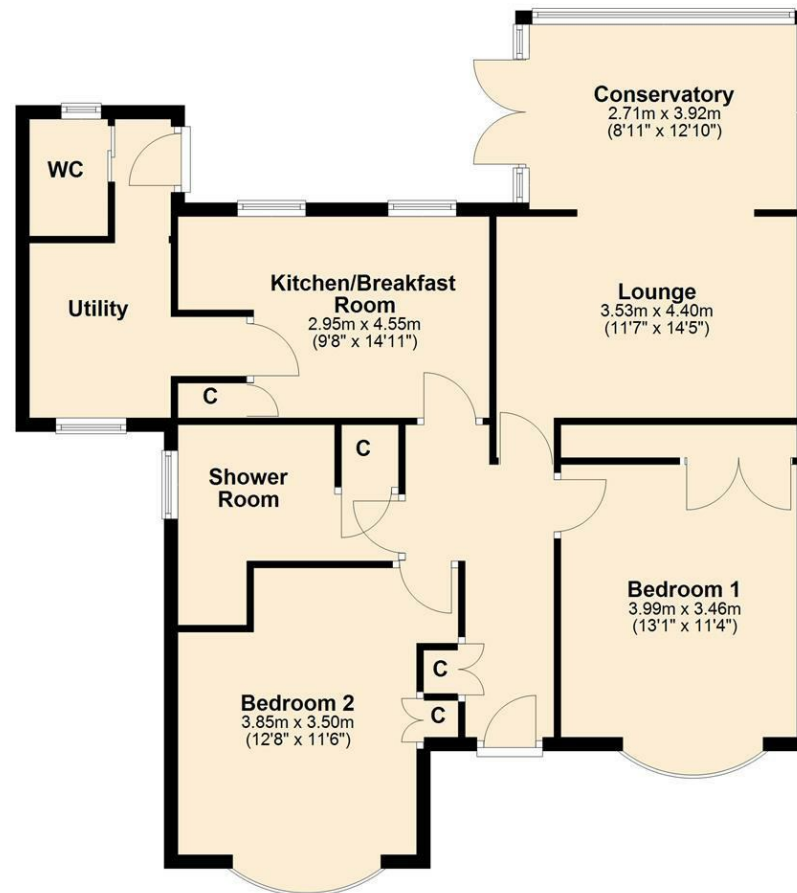
### **TENURE - FREEHOLD**

We are advised that this property is Freehold.

### **VIEWINGS**

By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))

Ground Floor



6 Meadow Way, Hitchin