



Connells

The Paddock
Hitchin



Property Description

Situated in a highly sought after area of Hitchin, this well presented three bedroom semi-detached home offers spacious and versatile accommodation.

The property welcomes you via an entrance porch, leading through to a hallway complete with a convenient downstairs WC. To the front, you will find a well-appointed kitchen while to the rear, a generous lounge/diner provides an excellent space with view over the garden. The first floor comprises three well proportioned bedrooms along with a modern family bathroom.

Externally, the property further benefits from a private rear garden, perfect for outdoor enjoyment, as well as a driveway providing off-road parking and a garage for additional storage or vehicle use.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Ground Floor

Entrance Hall

Double glazed door to front and radiator.

Cloakroom

Single glazed window to side aspect, wash hand basin, WC, wood effect flooring.

Lounge Diner

Double glazed windows to rear and side aspect, TV and telephone points, understairs storage cupboard and two radiators. Double glazed patio doors leading to rear garden.

Kitchen

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with splashback, sink and drainer, electric oven, hob with cooker hood over and boiler. Space for washing machine, fridge/freezer and dishwasher. Double glazed door to side.

First Floor

Landing

Cupboard housing boiler.

Bedroom One

Double glazed window to front aspect, fitted wardrobe, overstairs storage cupboard and radiator.

Bedroom Two

Double glazed window to rear aspect and radiator.

Bedroom Three

Double glazed window to rear aspect, wood effect flooring and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin, panelled bath with shower over, WC, partly tiled and radiator.

Outside

Front Garden

Pathway leading to front door.

Rear Garden

Private rear garden laid to lawn with patio area and decking. Access to garage.

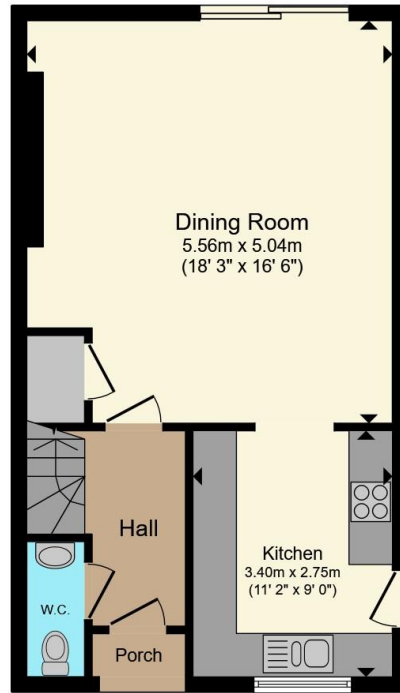
Parking

Dropped kerb parking with access to garage.

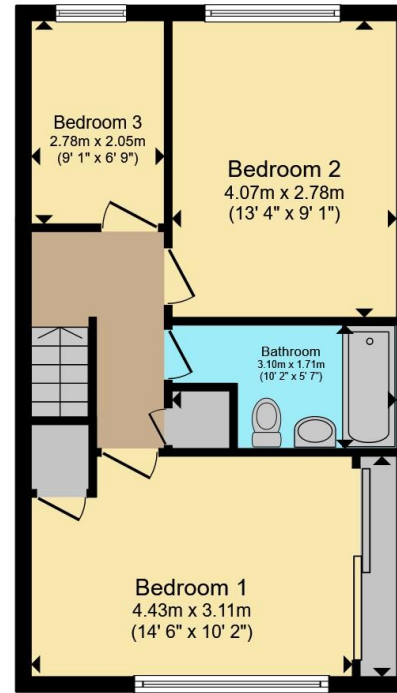








Ground Floor



First Floor

Total floor area 91.3 m² (983 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online [connells.co.uk/Property/HIT308086](https://www.connells.co.uk/Property/HIT308086)



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