

2 Lion Yard, Bucklersbury

Hitchin, Herts, SG5 1BG



Guide Price £995,000

2 Lion Yard

Bucklersbury – Hitchin - Herts SG5 1BG

Rarely available, a brand new luxury four bedroom detached home at over 2,000 sq ft. located in the bustling centre of historic Hitchin, with parking and a unique roof terrace. One of two properties in a small courtyard just off Bucklersbury in the heart of this historic and pretty market town.

This unique property offers generous, flexible accommodation, boasting high quality fixtures and fittings throughout. Underfloor heating, branded integrated appliances, fitted wardrobes and all flooring is included as standard.

The accommodation briefly comprises:

A welcoming entrance hall with doors through to a wonderful L-shaped open plan living area, featuring a lounge area to the front, family area in the centre and a stunning kitchen/dining area to the rear.

The impressive open plan kitchen/dining area is perfect for entertaining and benefits from a range of contemporary white and grey units with complementary stone work surfaces, a large feature island unit provides space at a breakfast bar to gather with family and friends. The spec includes NEFF integrated appliances throughout, Quooker Hot Tap & Water Filter fitted, and a water softener system.

The ground floor accommodation can be used as one amazing vast open plan area or could be divided up to create three separate living zones.
There is a large separate utility room for further practical storage and a WC/cloakroom.

The first floor is approached by an oak and glass staircase to a generous, light landing area with access to a large roof terrace, partly covered so can be used as outdoor space whatever the weather, leading to an additional open area for relaxing, with a southerly aspect.

The principal bedroom benefits from a walk-in dressing room and luxury ensuite bathroom; Bedroom two also has a stunning en-suite shower room, with access to the covered terrace.

Bedroom three has a range of fitted wardrobes. Bedroom four could also be suitable as a snug or study, with its immediate access to the covered terrace area.

Please note there is no garden with this property but it has a generous roof terrace area, on the first floor.

Details in this brochure are for a guide only. Consult the sales adviser for accurate details on specification.



SPECIFICATION:

GENERAL:

- High specification
- Flooring included throughout
- Security alarm
- Fitted wardrobes included
- Oak effect panelled internal doors
- TV points to all rooms
- Openreach, CAT6 data points to property (from understairs cupboard area for router)
- Air source heating
- Air purifying system
- B rated EPC

KITCHEN/UTILITY ROOM:

- NEFF integrated appliances to include fridge/freezer, oven, combi oven, induction hob, extractor fan, dishwasher, wine fridge and washer/dryer.
- Quooker Hot Tap
- Food waste disposal unit
- Water softener system (in utility)
- Shaker style kitchen units with stone worktops

- Feature Island
- Amtico flooring

BATHROOM/EN-SUITES:

- Fully tiled walls with ceramic tiles
- Ceramic tiles to floor
- Wall hung vanity units with storage drawer/cupboard
- Mirrors

LOCATION:

Hitchin is a beautiful market town with so much to offer. Incredible history, an amazing shopping experience with an abundance of independent stores, a fantastic food and drink scene and entertainment, art and culture for all.

Named in the Sunday Times best places to live, Hitchin's picturesque market square and cobbled streets lead to the beautiful St Mary's Church, weekly outdoor market and River Hiz at the centre.

With various outdoor events, church concerts and festivals, the town has an exciting ambience with a fantastic choice of restaurants, bars, and shops, a wonderful place to browse the artisan boutiques and try one of its many coffee stops.

There is a choice of local gyms and health clubs, the Market



Theatre to enjoy and the North Herts Museum, which holds regular interesting events for all ages.

Hitchin Lavender Farm in nearby Ickleford village is a beautiful setting, with a coffee shop and many events including outdoor cinema.

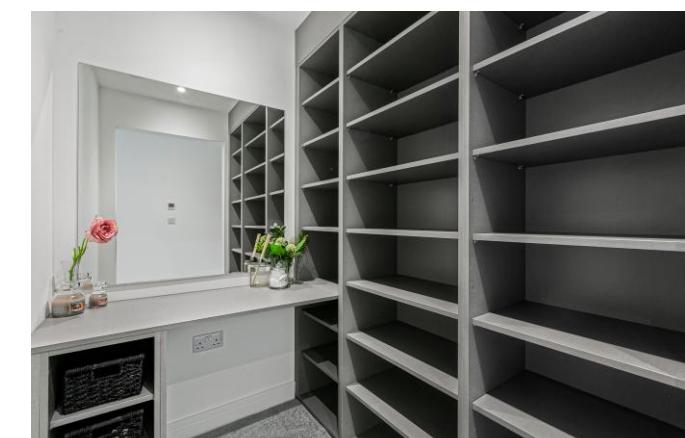
For commuters the location is perfect - Hitchin is within easy reach of junction 8 of the A1M (3 miles) and across country to the M1. The town's station, within walking distance, offers a fast, frequent rail service into both London Kings Cross and St Pancras (then on to Gatwick and Brighton) in under 30 minutes journey time, or to Cambridge in 40 minutes. London Luton airport is just a short 15 minutes drive (9 miles).

DIRECTIONS:

This stunning home is one of just two luxury properties tucked away in a courtyard just off Bucklersbury in the heart of the town, with immediate access to amenities.

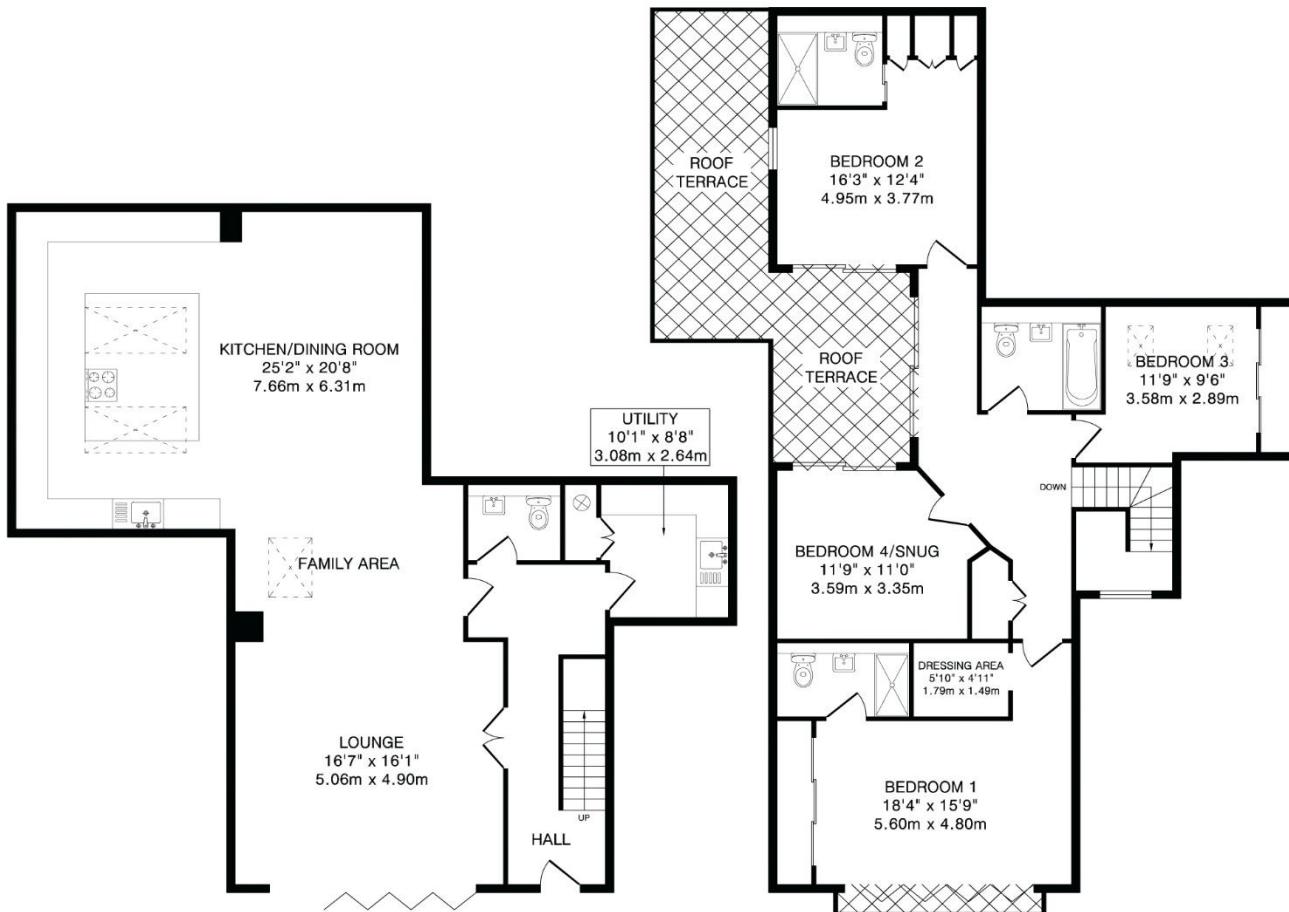
Please note it is a convenient but busy location, next to Bar Azita Restaurant.

SG5 1BG









Ground Floor
1149 sq.ft.(106.7 sq.m)approx.

First Floor
991 sq.ft.(92.1 sq.m)approx.

TOTAL FLOOR AREA: 2140 sq.ft.(198.8 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.