





NORGANS

Surveyors & Estate Agents

16 SORREL GARTH

HITCHIN







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Hitchin

SG4 9PS

Guide Price £950,000

BEST AND FINAL OFFERS 17:00 pm 21/10/26

Located at the bottom of this fabulous cul de sac backing directly onto Pinehill recreational grounds is this stunning family home. The accommodation has been extended significantly with a full width rear single storey section creating a spacious kitchen family space. The loft has been converted to provide a new master bedroom suite complete with en suite and Juliet balcony offering fabulous far reaching views.

The ground floor accommodation is well thought through, offering cloakroom, utility, lounge, study and kitchen. The first floor offer three good size bedrooms and a family bathroom. The staircase to the master bedrooms is well designed to fit in with the original layout.

Externally, hard standing for several cars. leading to Garage/ store. Private rear gardens with patio adjacent to the house.

Viewing

By appointment with Norgans Estate Agents.






Location

Sorrell Garth is a well established cul de sac of 1930's homes of both detached a semi-detached designs. This super convenient location is ideal for commuters with many pleasant pathways leading to the station in a matter of minutes. Many of Hitchin's most sought after schools are also within a short distance. The cul de sac has wide grass verges giving a sense of space and added safety for children. The town centre is under a mile as is the abundance of fabulous countryside including 'Letchworth Greenway'.

The property

A 1930's built semi detached house with modern full width rear extension and loft conversion, creating a generous 4 bedroom, 2 bathroom family home over three floors. There is parking for several vehicles to front of the house leading to a converted garage and gated access to the rear garden. A gate within the rear boundary fence leads directly onto Pinehill recreational grounds.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

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.

EPC

EPC is currently -

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.

TENURE - FREEHOLD

We are advised that this property is Freehold.

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.

VIEWINGS

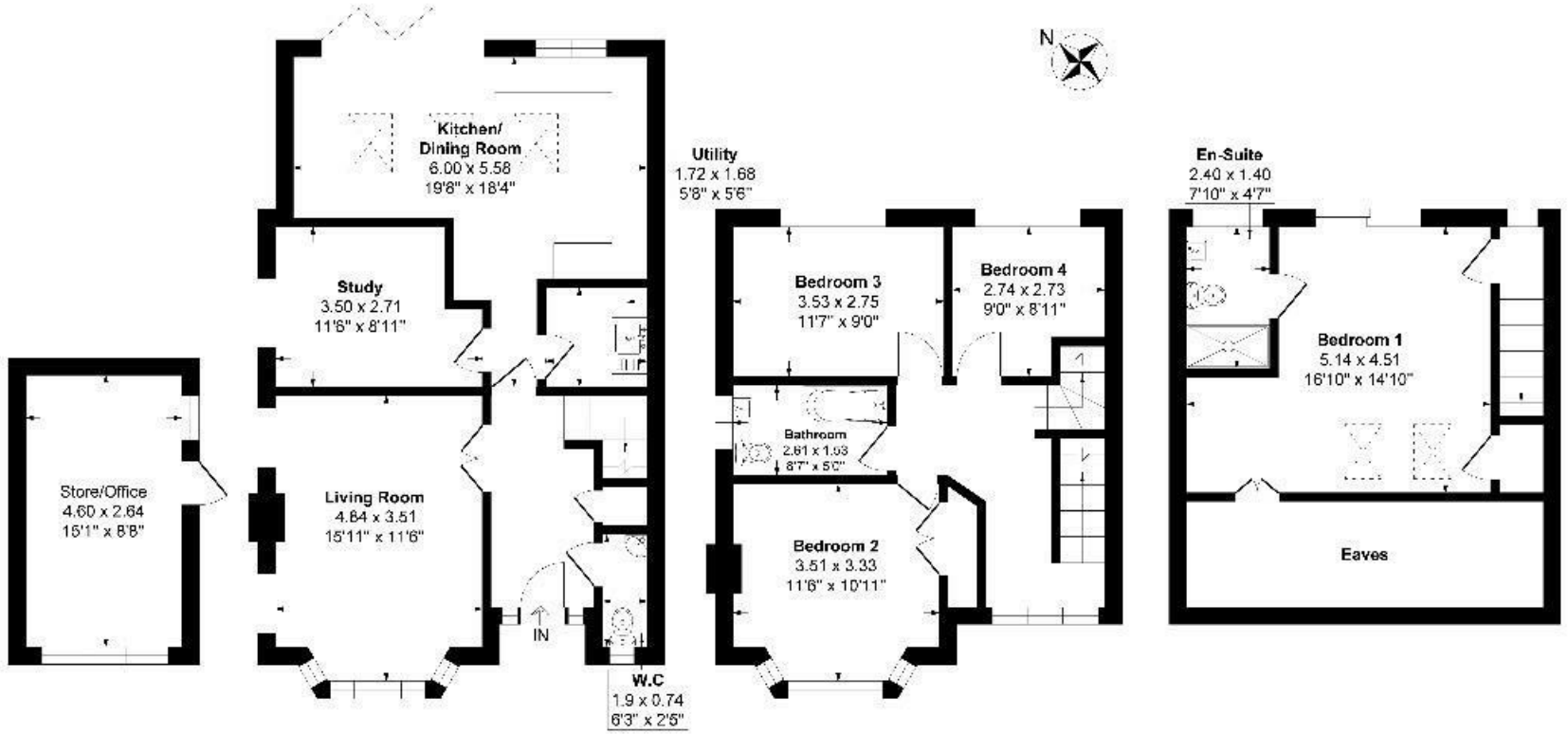
By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

Outbuilding
Approx. 12.1 sq. metres (130.7 sq. feet)

Ground Floor
Approx. 61.9 sq. metres (666.2 sq. feet)

First Floor
Approx. 44.1 sq. metres (475.4 sq. feet)

Loft
Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 145.4 sq. metres (1565.6 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is a representation of the basic layout of the property, and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.

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