



1A Purwell Lane
Hitchin, SG4 0NE
£725,000



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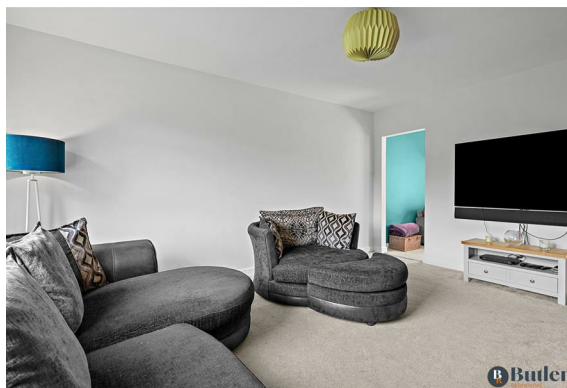
, Hitchin, SG4 ONE

Located in Hitchin is this extended, four bedroom semi-detached family home, with off road parking and a separate garage.

Step inside a welcoming entrance hall with space to hang coats and bags, along with a convenient WC. To your left is the lounge, flooded with natural light from a large window overlooking the front garden. Continuing through the home is the dining room, a versatile space perfect for entertaining, with room for a large dining table and sofa. The conservatory's French doors can also be opened, creating an additional reception area that could be used as a playroom or family space.

To the right of the entrance hall is the kitchen and breakfast room. Dual-aspect windows provide views to the front and across Purwell Meadows, creating the perfect spot to enjoy a morning coffee. The kitchen is finished with cream cabinetry, wood-effect worktops and a breakfast bar. Appliances include two ovens, a five-ring gas hob and extractor hood, along with an integrated dishwasher and space for a washing machine and fridge freezer.

Upstairs are four double bedrooms. Bedroom one is a fantastic space, featuring a vaulted ceiling, mezzanine area with access to the loft and an en-suite shower room. Bedroom two benefits from fitted wardrobes, providing excellent storage. Bedroom three is another great size with views to the front. Bedroom four also overlooks the front, has over stair storage, and would make a great office





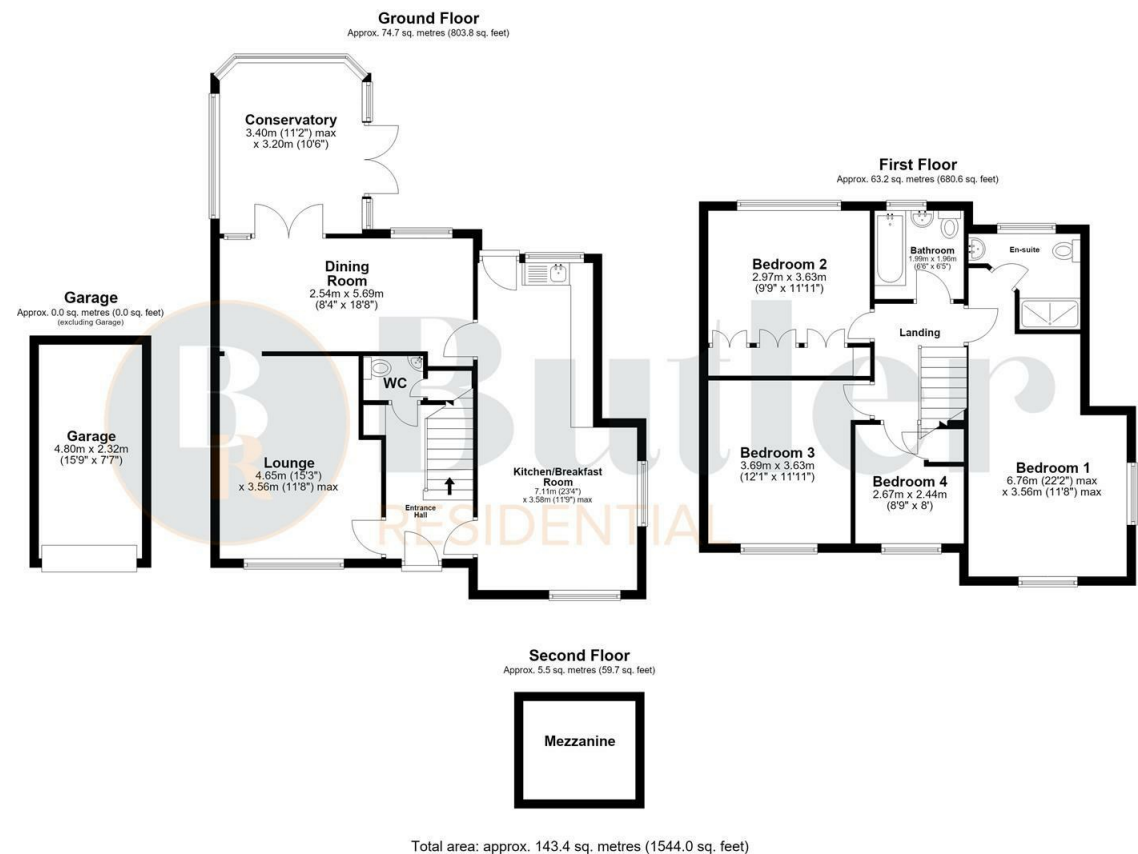
for those working from home. Finally a modern three-piece family bathroom completes the living space.

Outside, the south east facing garden features a decked seating area, neat lawn, patio and shed with electrics, providing plenty of space to enjoy during the warmer months. To the front is a further lawned garden, surrounded by mature laurel hedging to create an additional private outdoor space. There is parking for two cars on the driveway, with two further parking spaces in front of the garage, which is located en bloc next to the property.

What's In The Area?



Floor Plan

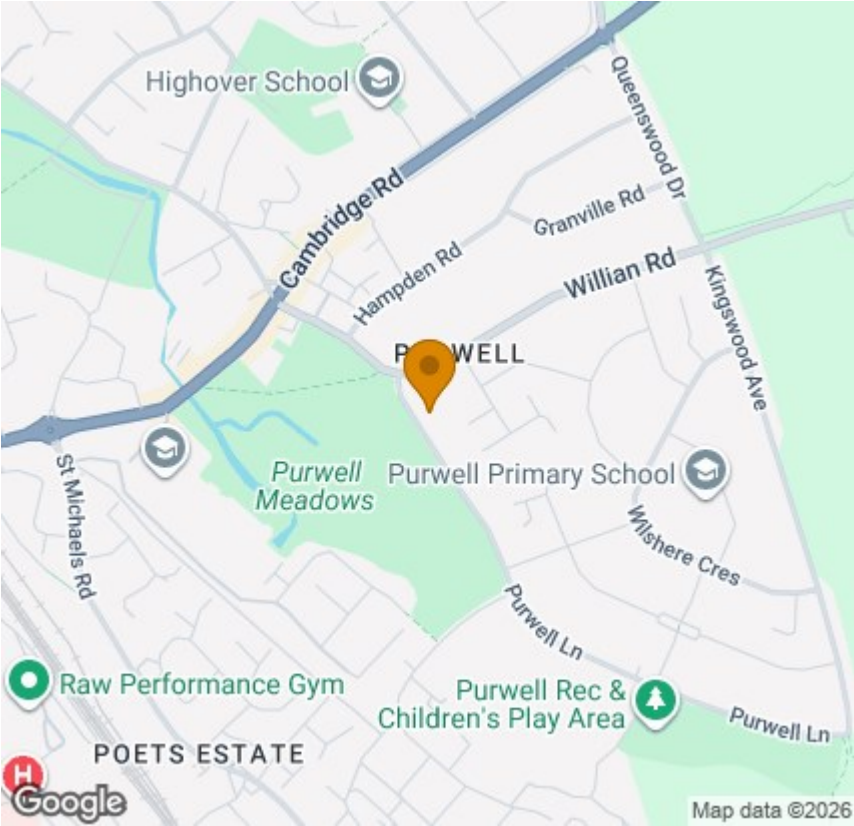


Viewing

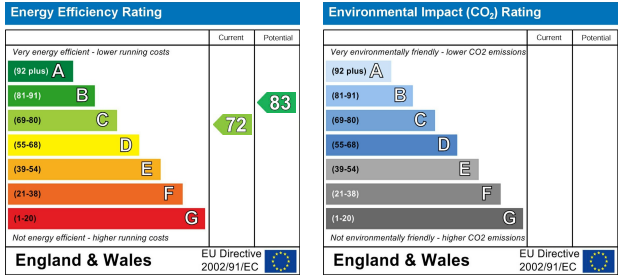
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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