



NORGANS
Surveyors & Estate Agents

20 MANTON ROAD
HITCHIN



20 Manton Road
Hitchin
Hertfordshire SG4 9NW

Guide Price £525,000

BEST AND FINAL OFFERS 12 NOON 10/2/26

A smartly presented semi detached home standing on a private southerly facing plot on the popular southside of town.

The property is well placed for many amenities including good schools covering all age ranges and excellent communication links.

The accommodation features an entrance hall, a front formal sitting room with a central fireplace and bay window plus an impressive open plan social kitchen with dining area and direct garden access. Upstairs there are three good sized bedrooms and a refitted family bathroom.

An early viewing is highly recommended.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door with matching side window. Staircase to the first floor with built in storage cupboard below. Radiator. Coved ceiling. White panelled doors to the kitchen and sitting room. Oak effect flooring.

SITTING ROOM

12'10 x 11'10 (3.91m x 3.61m)

uPVC double glazed window to the front. Central fireplace with wooden surround, brick insert and tiled hearth. television point. Coved ceiling. Telephone point.

Social Kitchen

19'1 x 18 (5.82m x 5.49m)

An impressive open plan dual aspect room with uPVC double glazed windows to the rear and side plus matching French style doors leading to the rear garden. The kitchen area is fitted with a range of floor standing and wall mounted storage cupboards and drawers with soft closers and ample worksurfaces. Fitted one and half bowl stainless steel sink unit. Partly ceramic tiled walls. Space for a washing machine, dishwasher and up right fridge/freezer. Wall mounted Intergas Gas Fired Boiler. Electric hob with extractor over and Zanussi electric

oven set into a range of central storage units with breakfast bar. Radiator. Various storage shelving. Recessed spot lighting. Continuous oak effect flooring from the entrance hall. Built in pantry cupboard with shelving. Within the dining area is an additional radiator, two wall light points and direct garden access.

ON THE FIRST FLOOR

LANDING

uPVC double glazed window to the side. Access to the loft space. White panelled doors to all bedrooms and bathroom. Coved ceiling.

Bedroom One

12'8 x 10 (3.86m x 3.05m)

uPVC double glazed window to the front. Radiator. Full width range of built in wardrobes with hanging rails and built in storage lockers. Oak effect flooring. Additional built in storage cupboard.

Bedroom Two

11'11 x 9 (3.63m x 2.74m)

uPVC double glazed window to the rear. Two built in storage cupboards.

Bedroom Three

8'1 x 7'10 (2.46m x 2.39m)

uPVC double glazed window to the front. Radiator. Oak effect flooring.

BATHROOM

7'9 x 5'5 (2.36m x 1.65m)

Two uPVC double glazed frosted windows to the rear. White suite featuring a push button low level WC, pedestal washing hand basin with chrome mixer tap. Panelled bath with a separate Mira shower unit over and shower curtain rail. Partly ceramic tiled walls. Extractor. Recessed spot lighting and a chrome heated towel rail.

OUTSIDE

AT THE FRONT

The front garden is open plan and laid mainly to lawn with hedge/shrub screening to the side boundaries. A concrete pathway provides access to the front door. To the side of the property is a gated pathway leading to the rear garden and also provides storage for recycle bins etc.

AT THE REAR

50' x 40' approximate (15.24m x 12.19m approximate)

The rear garden enjoys a southerly aspect. To the immediate rear of the property are railway sleeper and pebbled steps that lead up the garden which is



predominantly laid to lawn and flower and shrub borders. The garden is mainly enclosed with panelled fencing and features a timber shed in one corner. There is also a rear gate providing access onto Ninespings Way.

PARKING

Presently there is unrestricted on road parking plus, in our opinion, the potential to create either front and rear off street parking, subject to obtaining the required consents and the property backs directly onto Ninespings Way.

COUNCIL TAX BAND

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

FLOOR AREA

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

EPC RATING

Current: C
Potential: B

FLOOR PLANS

Please note that these 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)

AGENTS NOTE

The property has planning permission from North Hertfordshire District Council dated 26th July 2023 ref: 23/01165/FPH to create a single storey front and rear extension plus a side canopy with first floor extension above. Details available on request.



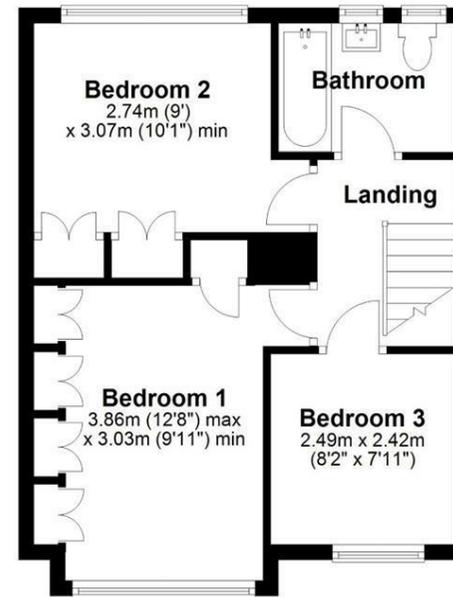
Ground Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 94.7 sq. metres (1019.7 sq. feet)