



Ninesprings Way, Hitchin, Hertfordshire. SG4 9NU







## 3 Bedroom Semi-Detached Bungalow

### Guide Price £595,000 Freehold

Greatly improved and extended by the current owners is this superbly presented semi-detached chalet style bungalow located on the South Side of Hitchin within the sought after SG4 9 postcode and excellent school catchment area.

Internally, the stylish accommodation now comprises reception hall, a spacious living room that is open plan to a large 'L' shaped kitchen/dining room with integrated appliances, a roof lantern and two sets of French doors leading out to the rear garden. The master bedroom and refitted family bathroom complete the ground floor accommodation. To the first floor are two further double bedrooms and a shower room. Externally are mature gardens to the front and rear, a garage and a block paved driveway that provides further off-road parking for three cars. Other points to note are that the property was fully rewired and replumbed as part of the refurbishment programme.

- Immaculate chalet bungalow
- Three generous bedrooms
- Fantastic open plan living space
- Refitted family bathroom
- First floor shower room
- Refitted kitchen with integrated appliances
- Front and rear gardens
- Garage and driveway
- Must be viewed internally
- EPC- C - Council tax- C

## **Ground Floor**

### **Front Door:**

Double glazed composite front door with double glazed flank window.

### **Reception Hall:**

A good sized reception hall with double glazed window to front. Cupboard housing hot water tank and gas boiler. Two radiators. Stairs to first floor. Hatch to eaves storage space. Luxury vinyl tiled flooring.

### **Living Room:**

Abt. 15' 3" x 11' 3" (4.65m x 3.43m) A spacious living room that opens through to the dining area. Feature media wall. Television point. Wall lights. Inset ceiling lights. Contemporary vertical radiator. Luxury vinyl tiled flooring.

### **Kitchen/Dining Room:**

Abt. 19' 6" x 17' 0" maximum measurements (5.94m x 5.18m) A large 'L' shaped kitchen/dining room with two sets of double glazed French doors leading out to the rear garden and a roof lantern giving an abundance of light. The kitchen itself is superbly fitted and comprises a comprehensive range of eye, base and full height units with ample work surfaces. Single drainer stainless steel one and half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine, dishwasher and microwave. Radiator. Double glazed window to side. Inset ceiling lights. Luxury vinyl tiled flooring with under floor heating to the dining area.

## **Bedroom One:**

Abt. 13' 3" x 11' 3" (4.04m x 3.43m) Double glazed window to front. A range of fitted wardrobes to one wall. Radiator. Inset ceiling lights. Carpet as fitted.

## **Bathroom:**

A refitted white suite comprising panelled bath with mixer tap, thermostatic shower over and glass shower screen. Vanity unit with inset wash hand basin and low level WC with concealed cistern. Part tiled walls. Double glazed window to side. Extractor fan. Heated towel rail. Vinyl flooring.

## **First Floor**

### **Landing:**

Double glazed Velux window. Space for desk/study space. Large walk-in cupboard with access to additional eaves storage space. Inset ceiling lights. Carpet as fitted.

## **Bedroom Two:**

Abt. 10' 2" x 10' 2" (3.10m x 3.10m) Double glazed window to rear. Radiator. Laminate flooring.

## **Bedroom Three:**

Abt. 10' 2" x 10' 2" (3.10m x 3.10m) Double glazed window to rear. Radiator. Carpet as fitted.

**Shower Room:**

A white suite comprising a fully tiled walk-in shower area with glass screen and rainfall shower. Vanity unit with inset wash hand basin and low level WC. Heated towel rail. Part tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Vinyl flooring.

**External Front Garden:**

A block paved driveway provides off road parking for 3 cars and leads to the garage. Mature lawn with shrub borders and a dwarf retaining wall. EV charging point and outside lights.

**Rear Garden:**

An enclosed rear garden with a composite decking area that leads to an established lawn. Raised beds with attractive shrubs and tree. Timber shed to remain. Outside tap. Outside light. Gated side access.

**Garage:**

A single brick built garage with up and over door, power and light. A personal door leads to the rear garden.

**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.



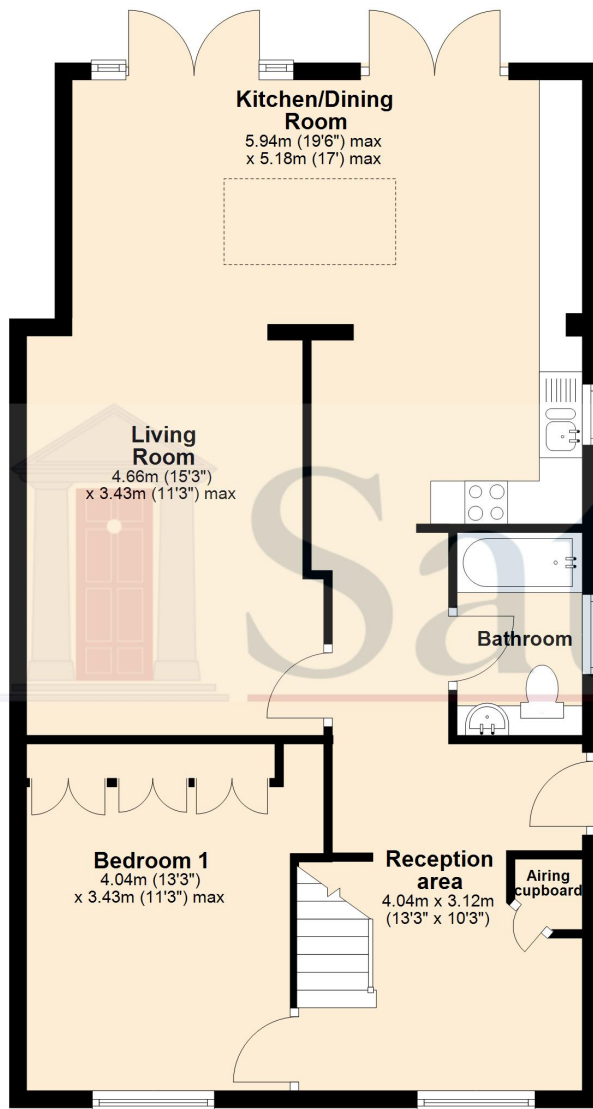




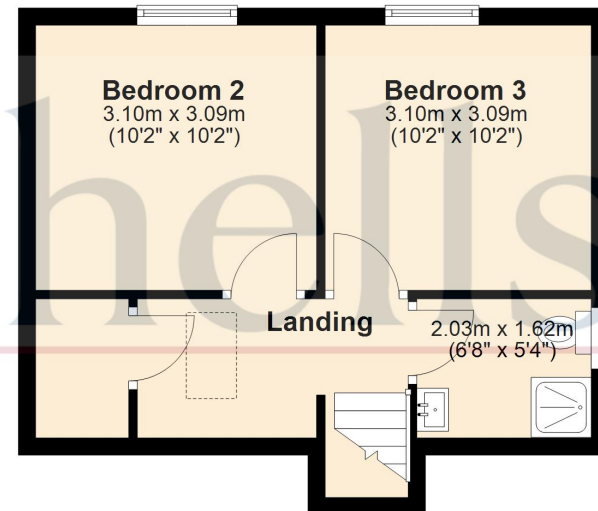
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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

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