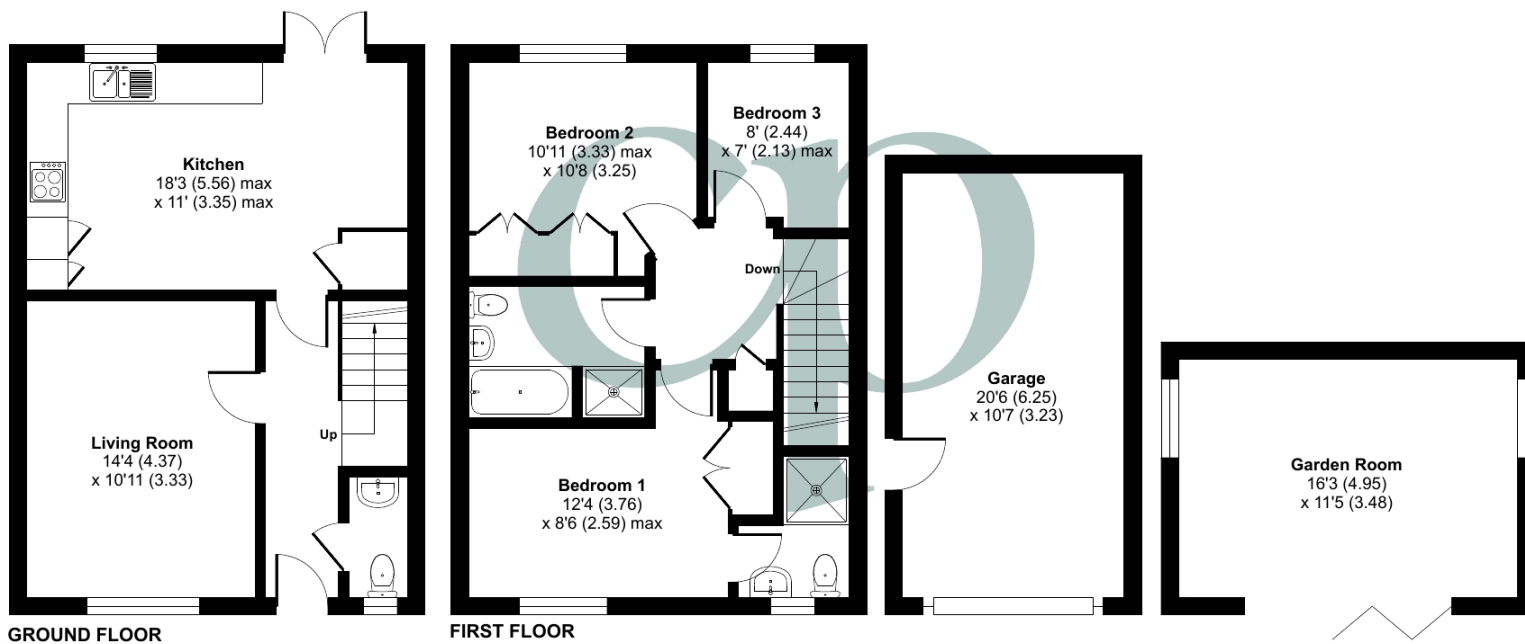




Approximate Area = 948 sq ft / 88 sq m
Garage = 219 sq ft / 20.3 sq m
Garden Room = 188 sq ft / 17.4 sq m
Total = 1355 sq ft / 125.7 sq m
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1138812

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

This three bedroom beautifully presented CHAIN FREE semi detached home is located in a cul-de-sac location on the edge of the popular Mulberry Homes 'Brunswick Gate' development, only a short drive to the vibrant market town of Hitchin. The property boasts a 16ft bespoke garden room ideal for those working from home.

- NHBC 10 year builders guarantee from 2020
- Kitchen/diner with french doors opening onto the rear garden
- Main & 2nd bedroom both with fitted Sharps wardrobes
- Main bedroom with three piece en-suite bathroom
- Garden room with air conditioning unit and bi-folding doors opening onto the rear garden
- South westerly facing rear garden
- Driveway providing parking for 2 cars
- Detached garage approx 20ft in length

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Porcelanosa tiled flooring. Radiator. Doors into cloakroom, living room and kitchen/diner.

Cloakroom

Suite comprising wall mounted wash hand basin with complementary splashback tiling and low level wc. Extractor fan. Obscure double glazed window to rear.

Living Room

10' 11" x 14' 4" (3.33m x 4.37m) Double glazed window to front. Radiator. USB sockets.

Kitchen/Dining Room

11' 0" x 18' 3" (3.35m x 5.56m) A range of wall and base units with complementary wood effect worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Fitted Bosch electric oven with 4-ring gas hob and stainless steel splashback with extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Cupboard housing wall mounted gas boiler. Understairs storage cupboard. Radiator. Porcelanosa tiled flooring. USB sockets. Double glazed window and french doors opening onto the rear garden, with day/night remote control blinds.

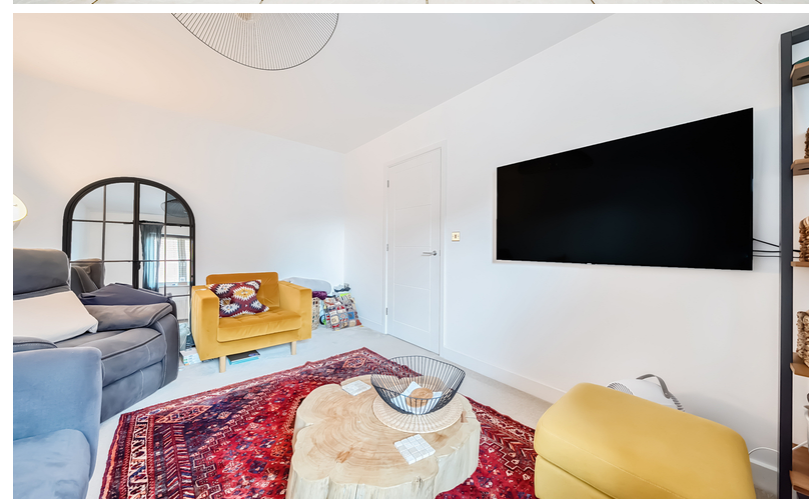
FIRST FLOOR

Landing

Access to loft space. Storage cupboard. Doors to all bedrooms and bathroom.

Bedroom 1

8' 6" x 12' 4" (2.59m x 3.76m) Double glazed window to front. A range of 'Sharps' fitted wardrobes. Radiator. USB sockets. Door to:



En-Suite Bathroom

Three piece suite comprising double shower cubicle, 'Roca' low level wc and pedestal wash hand basin. Porcelanosa partial tiled walls and Amtico flooring. Heated towel rail. Extractor fan. Obscure double glazed window to front.

Bedroom 2

10' 8" x 10' 11" (3.25m x 3.33m) Double glazed window to rear. Radiator. A range of 'Sharps' built-in wardrobes

Bedroom 3

7' 0" x 8' 0" (2.13m x 2.44m) Double glazed window to front. Radiator. Separate ethernet connection (for those wishing to work from home).

Bathroom

Four piece suite comprising separate shower cubicle and 'Roca' panel enclosed bath with mixer/shower attachment, low level wc and pedestal wash hand basin. Amtico flooring. Partially tiled walls. Heated towel rail. Extractor fan.

OUTSIDE

Front Garden

Raised beds with porcelain paved pathway to front door. Up/downlighter. Driveway providing off road parking for 2 cars

Rear Garden

Newly landscaped, laid mainly to lawn with raised 'railway sleeper' borders and Porcelain paved patio area, pathway leading to personal door to the garage and garden room. Cold water tap and power point. Up/downlighters. Gated access to the driveway.

Garden Room

11' 5" x 16' 3" (3.48m x 4.95m) Bi-folding doors and two double glazed windows to side, all with fitted blinds. Wood effect flooring. Separate ethernet connection. Air conditioning unit for heating/cooling - controlled via remote or app on mobile phone. Remote control lighting. USB sockets.

Detached Garage

10' 7" x 20' 6" (3.23m x 6.25m) Up & over door to front with personal door to rear garden.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

