



19, Hillside Close

Shillington,  
Bedfordshire, SG5 3NN  
£550,000

country  
properties

This stunning 4 bedroom family home offers versatile open plan family living space with a converted garage, open sun room and a southerly aspect rear garden, located in a sought after cul-de-sac location within the popular village of Shillington.

- Stylish fully integrated kitchen/breakfast room with central island
- Garage converted to office/playroom with bi-folding doors
- Feature recessed covered area incorporating hot tub - to remain
- Short commute to the bustling historic town of Hitchin with a variety of shops, cafes, pubs and restaurants
- Main bedroom with en-suite shower room fitted in 2024
- Popular village location on the Herts/Beds border with countryside walks on your doorstep
- Southerly aspect rear garden laid to artificial lawn



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with feature lighting. Radiator. Wood effect flooring. Open plan to:

### Dining Area

Double glazed french doors opening onto the rear garden. Radiator. Wood effect flooring. Doors into cloakroom and large storage cupboard with wood effect flooring. Open plan to living room and door into kitchen/breakfast room.

### Living Room

Multi pane double glazed window to side. Wood effect flooring. Radiator. Inset wood burning stove. Two radiators. Bi-folding door opening onto the open sun room.

### Kitchen/Breakfast Room

A range of wall and base units with complementary worksurfaces and undercounter lighting. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric double oven and grill with separate microwave. Integrated dishwasher and washing machine. Integrated fridge/freezer. Wall mounted gas boiler enclosed in cupboard. Central island with induction hob and stainless steel extractor hood over, pan drawers and breakfast bar. Vertical radiator. Wood effect flooring. Two multi pane double glazed windows to front.

### Open Sun Room

Decked patio area with double glazing to side and rear with glass roof and up/down lighters.



### Cloakroom

Suite comprising low level wc and vanity wash hand basin. Partially tiled walls. Radiator. Wood effect flooring. Obscure double glazed multi pane window to side.

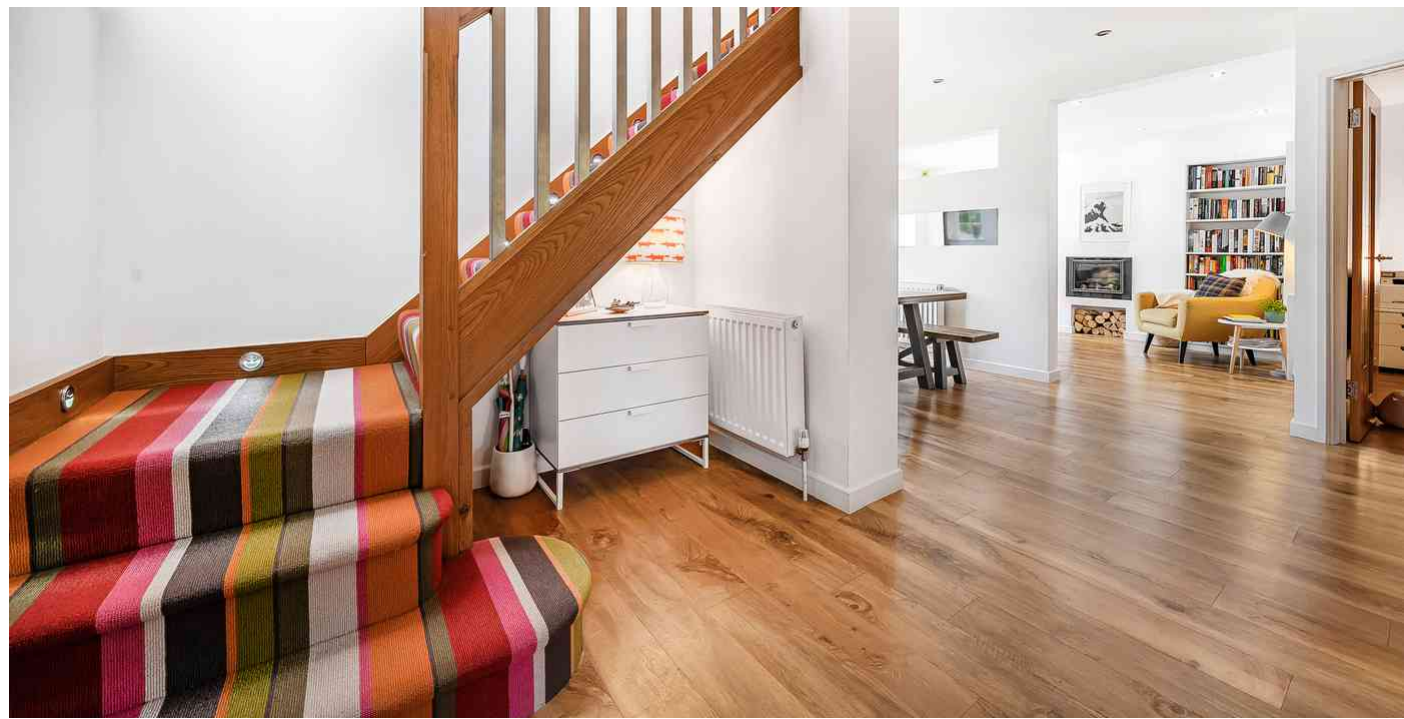
### FIRST FLOOR

### Landing

Feature full height window and multi pane double glazed window. Access to boarded loft space with ladder & light. Doors into all bedrooms and bathroom.

### Bedroom 1

Double glazed multi pane window to rear. Radiator. Door into:



#### En-Suite Shower Room

Re-fitted in 2024 with double shower cubicle, vanity wash hand basin and low level wc. Partially tiled walls and ceramic tiled flooring. Extractor fan. Obscure double glazed window to rear.

#### Bedroom 2

Multi pane double glazed window to front. Radiator. Airing cupboard housing Megaflo hot water cylinder with shelving. Built-in double wardrobe.

#### Bedroom 3

Double glazed multi pane window to rear. Radiator.

#### Bedroom 4

Double glazed multi pane window to front. Radiator.

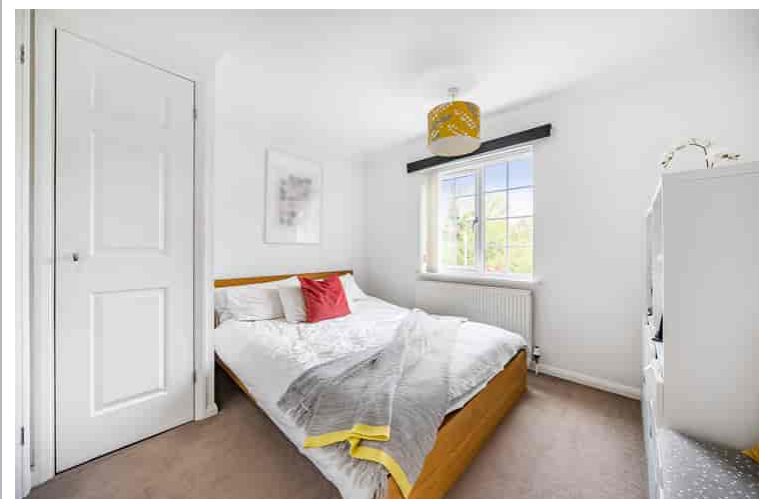
#### Family Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, vanity wash hand basin and low level wc. Partially tiled walls and polished tiled flooring. Extractor fan. Chrome heated towel rail. Obscure multi pane double glazed window to front.

#### OUTSIDE

#### Front Garden

Laid mainly to lawn with block paved area and well established flower/shrub borders. Cold water tap. External light.



### Rear Garden

Southerly aspect rear garden laid to artificial lawn with mature well stocked flower/shrub borders, enclosed in sleepers. Double gates opening to the rear (Hillside Road). Recessed area with hot tub - to remain. Steps up to the paved patio area with doors into converted garage. Gated access to the front.

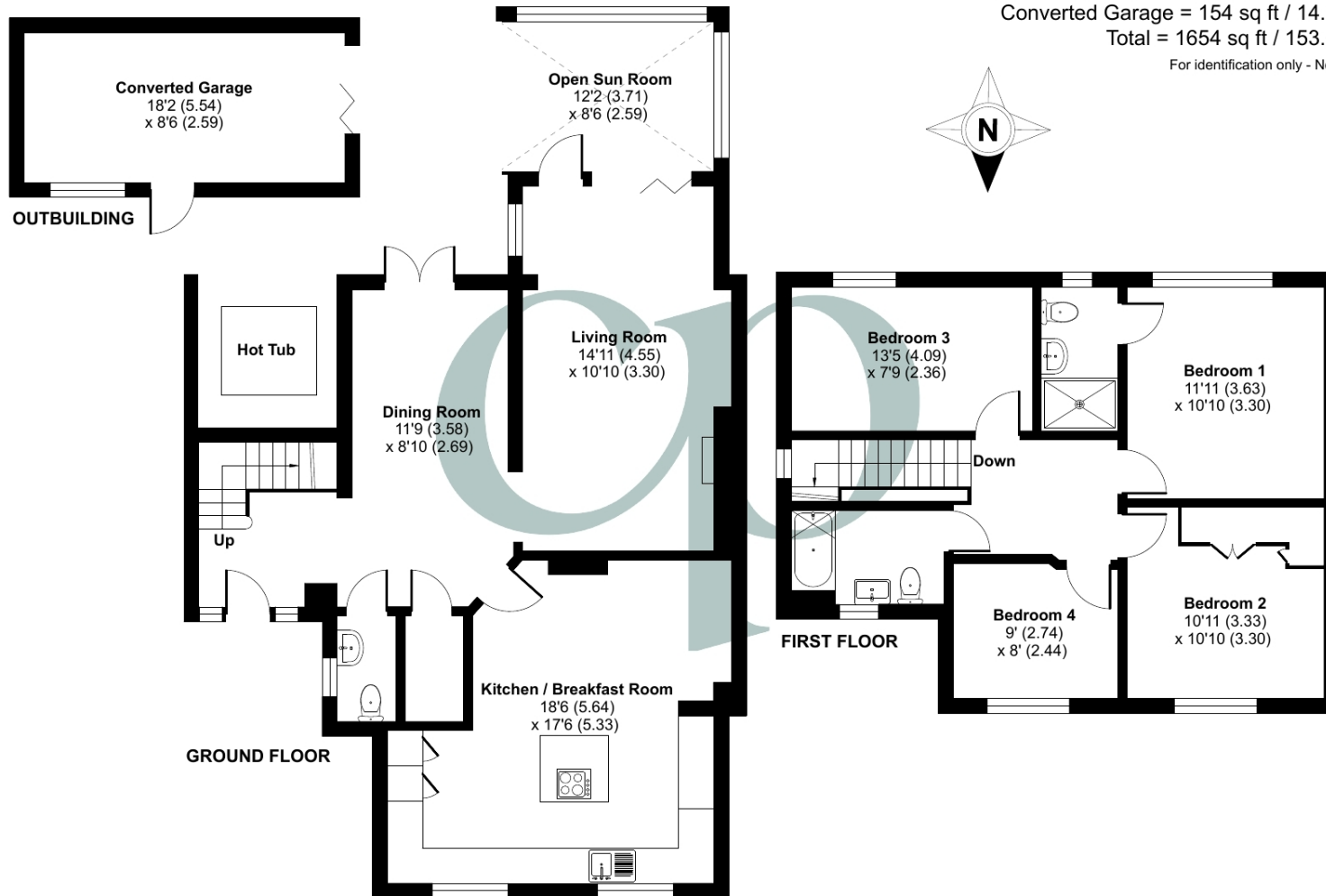
### Converted Garage

Wood effect flooring. Bi-folding doors and multi pane double glazed window. Power & light connected.

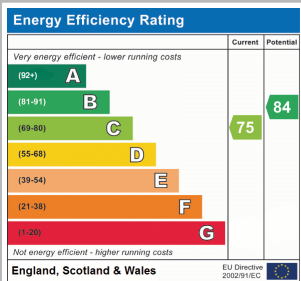
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1500 sq ft / 139.3 sq m  
 Converted Garage = 154 sq ft / 14.3 sq m  
 Total = 1654 sq ft / 153.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1118556



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

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