



Ninesprings Way, Hitchin, Hertfordshire. SG4 9NU

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2 Bedroom Semi-Detached Bungalow

Guide Price £475,000 Freehold

Situated within the popular SG4 9 postcode is this CHAIN FREE two bedroom semi-detached bungalow that offers vast potential to be extended (stpp), and sits on a generous plot with large gardens to the front and rear.

Internally the accommodation comprises entrance hall, a light and airy living room that overlooks the mature rear garden, a well-appointed kitchen, a garden room, two double bedrooms and a bathroom. Externally are well presented gardens to the front and rear, a driveway that provides off road parking for three cars and a detached single garage.

- Semi detached bungalow
- Two double bedrooms
- Light and airy living room
- Delightful gardens to front and rear
- Garage and driveway
- Garden room
- Excellent school catchment area
- SG4 9 postcode
- Chain free
- EPC rating D. Council tax band C

Ground Floor

Front Door:

Hardwood front door with leaded light stained glass panels.

Entrance Hall:

Loft access via a retractable ladder. Radiator. Wall mounted thermostat. Cupboard housing gas boiler. Telephone point. Wooden flooring.

Living Room:

Abt. 15' 3" x 11' 0" (4.65m x 3.35m) A light and airy living room with double glazed window and double glazed casement door leading to the rear garden. Feature fire surround with inset electric fire and quarry tiled hearth. Radiator. Television point. Telephone point. Coved ceiling. Carpet as fitted.

Kitchen:

Abt. 9' 7" x 7' 2" (2.92m x 2.18m) A well appointed kitchen and a good range of eye and base level units with ample roll top worksurfaces. Single drainer stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Tiled splash back. Double glazed window to side. Radiator. Part glazed door to garden room. Wooden flooring.

Garden Room:

Abt. 10' 11" x 5' 3" (3.33m x 1.60m) Dual aspect double glazed windows to side and rear. Part glazed French doors leading to the rear garden. Power and lighting. Wooden flooring.

Bedroom One:

Abt. 13' 3" x 11' 3" (4.04m x 3.43m) Double glazed window to front. Radiator. Telephone point. Television point. Carpet as fitted.

Bedroom Two:

Abt. 10' 2" x 8' 11" (3.10m x 2.72m) Double glazed window to front. Radiator. Television point. Carpet as fitted.

Bathroom:

A three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to side. Extractor fan. Radiator. Vinyl flooring.

Outside

Front Garden:

A large frontage retained by hedgerow. Established lawn. Driveway to garage providing off road parking for three cars.

Rear Garden:

A good size rear garden with a paved patio area that leads to an established lawn. Flower bed, tree and plant borders. Timber shed to remain. Gated side access.

Garage:

A pre cast garage with double wooden doors. Power and lighting. Window to side. Door to rear garden.

Additional Information

Location and Amenities:

Surrounded by a selection of reputable schools such as Hitchin Girls School, Kingshott School, Whitehill Junior School, William Ransom Primary School and Highbury Infant School and Nursery, this location is perfect for families seeking educational opportunities.

Nature enthusiasts will appreciate the proximity to countryside walks, while those in need of convenience will enjoy easy access to the local shops, newsagents, railway station and A1 motorway.

Agents Note:

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

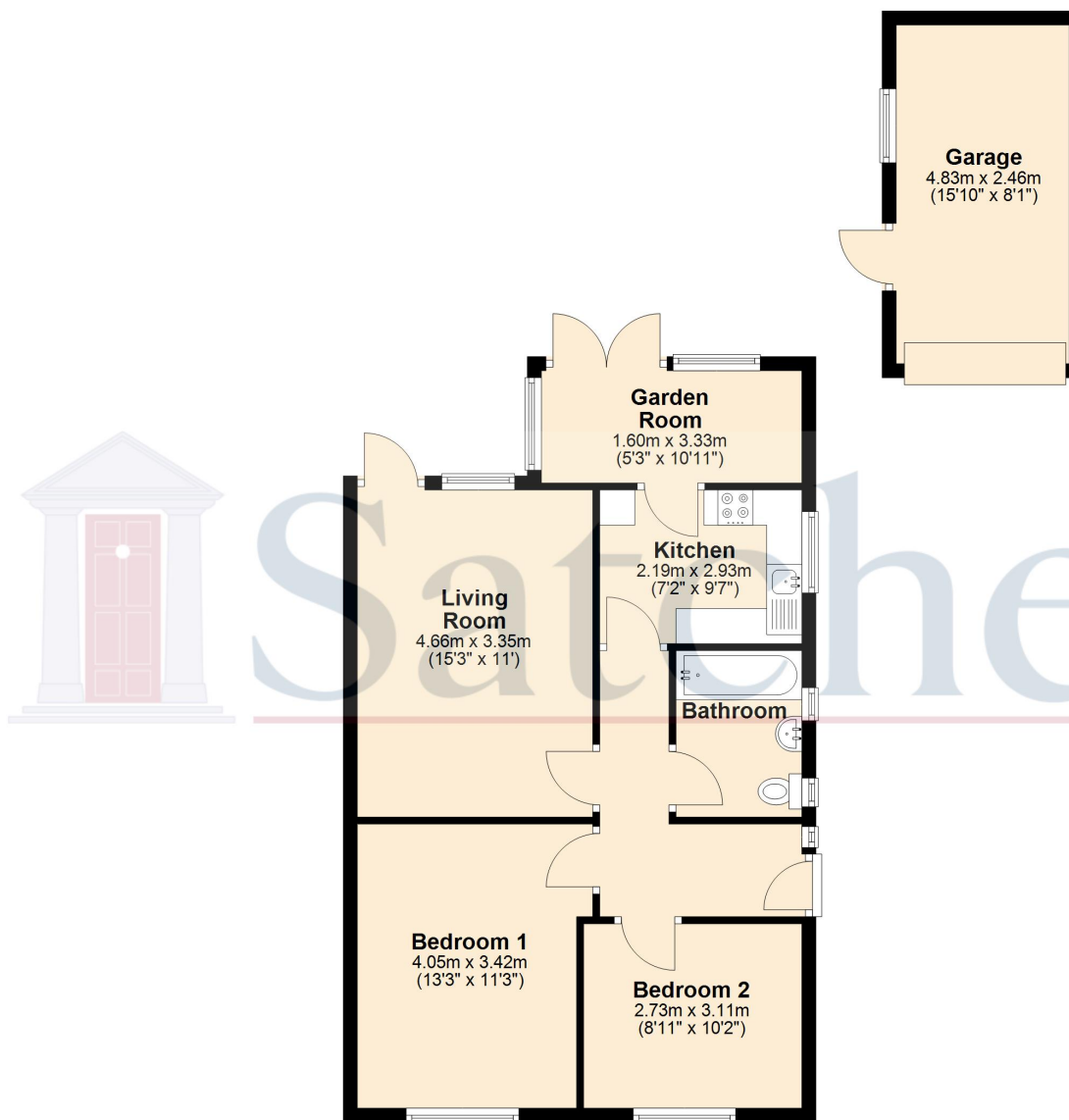




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Ground Floor



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.