



73b 2, Chadwick Place, High Street, Codicote, Hitchin, Hertfordshire, SG4 8XD

- RECENTLY CONSTRUCTED (2021)
- HIGH SPECIFICATION HOME WITH ZONAL UNDERFLOOR HEATING
- LARGE FOUR PIECE BATHROOM SUITE WITH PORCELAIN FINISH AND GROUND FLOOR W/C
- COURTYARD GARDEN AND PRIVATE PARKING CLOSE TO THE PROPERTY
- TUCKED AWAY AT THE END OF A PRIVATE CUL-DE-SAC
- AT THE HEART OF CODICOTE JUST OFF THE HIGH STREET
- FREEHOLD



PROPERTY DESCRIPTION

Discover this beautifully constructed two-bedroom property nestled at the end of a tranquil private cul-de-sac in the heart of Codicote. Chadwick Place is a distinguished development consisting of just two homes, both designed and finished to the highest standards. This exquisite residence features zonal under floor heating, two spacious double bedrooms and a generous open-plan living area, seamlessly integrated with a fully-equipped kitchen adorned with luxurious Quartz finishes. The elegant four-piece bathroom and convenient ground floor w/c further enhance the property's appeal. Step outside to find a charming courtyard-style garden, perfect for relaxation, along with designated private parking. Ideally located along the Village High Street, you'll find all essential amenities at your doorstep, including convenience stores, a butcher, bakery, lovely eateries, pubs, hairdressers, and a pharmacy. For those who appreciate nature, the surrounding open countryside is merely moments away. Additionally, with convenient bus and train services to Welwyn Garden City and Hitchin, commuting to London's Kings Cross is both easy and efficient. This property is a must see for first-time buyers or anyone seeking a convenient home that balances modern living with the tranquility of country life.



ROOM DESCRIPTIONS

WELCOME TO CHADWICK PLACE

Approach the property located down the private driveway next to the Butcher and Goat Pub. Park in your designated private parking bay. Tucked around the corner, you will discover the property with its charming courtyard setting, ideal for al fresco dining. Chadwick Place is a small, friendly community. Step inside through the composite door and enter a luxurious home. The open-plan living area is divided into three sections. First, there's a cosy space for a large sofa and TV, overlooking the front aspect. This leads seamlessly into the dining area, which flows into the kitchen, featuring sleek white high-gloss units that are fully integrated and equipped. The kitchen is accented by elegant quartz worktops. Additionally, there is a convenient W/C on the ground floor, and an oak staircase leads to the first floor. The ground floor boasts zonal underfloor heating beneath the oak flooring.

HEAD ON UP

The principal bedroom offers a front-facing aspect with two Velux vertical element windows, providing ample natural light. This spacious room features a large wardrobe with mirrored sliding doors, along with a dedicated dressing area and additional space for wardrobes. Bedroom two is also a double bedroom, located at the rear of the property and featuring a built-in wardrobe. The luxurious four-piece bathroom includes both a separate shower and a bath, with walls and flooring finished in elegant porcelain tiles. Additional amenities include a heated chrome towel rail and a mirror with integrated lighting. The landing provides access to an airing cupboard, and this floor is equipped with zonal underfloor heating throughout all rooms.

WHAT THE OWNERS SAY

We've really loved living here it has such a warm, friendly village feel. The neighbours are genuinely lovely and take great pride in the area, often coming together to keep everything clean and looking its best, which makes a real difference day to day. It's a peaceful, welcoming place to live, with a strong sense of community that's hard to find. Being so close to the local pub has also been a real bonus, it's incredibly convenient and adds to the social, village atmosphere. Overall, it's a charming and enjoyable place to call home, and we've truly appreciated the lifestyle it offers.

ABOUT CODICOTE

Architecturally, Codicote is noted for its timber-framed and chequered brick houses, with notable structures such as the 18th-century Pond House and the half-timbered Taverners Place, along with Codicote Lodge from the same era and Codicote Bury, dating back to the 17th century. The village proudly boasts over 70 listed buildings, many of which feature blue plaques detailing their rich histories. In addition to its historical significance, Codicote offers essential modern amenities. The vibrant High Street serves as the hub of the community, featuring a butcher, bakery, and convenience stores, making daily life convenient and enjoyable. Eateries and traditional pubs provide inviting atmospheres for socializing and community gatherings. Nature lovers will appreciate the picturesque countryside surrounding the village, which offers scenic walking and cycling trails for leisurely exploration.

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The nearby parks and nature reserves provide ideal settings for family picnics and outdoor activities. Families seeking a nurturing environment will find reputable schools in Codicote, further enhancing the village's appeal. With well-connected public transport options to nearby towns like Hitchin and Welwyn Garden City, commuting to London's Kings Cross is a breeze. Whether you're drawn to Codicote for its historical allure, community spirit, or the high-quality living found in modern developments like Chadwick Place, this charming village offers an exceptional place to call home.



