



20, Friars Road

Weston, Hitchin,
Hertfordshire, SG4 7BA
£650,000

country
properties

A beautifully presented, recently refurbished & extended 4 bedroom semi detached family home located in popular village location! Located on Friars Road in Weston and now offering an impressive modern kitchen/diner with bi-folding doors out to the attractive rear garden, a large master bedroom with en-suite and a fantastic, fully insulated and particularly versatile 22ft outbuilding currently being used as a games/entertainment room. This fantastic family home offers light, spacious accommodation & a true high specification feel throughout.

- Recently renovated throughout & extended
- Fantastic high-spec kitchen/diner
- 22ft detached games room
- 4 bedrooms with en-suite to master
- Off road parking for multiple vehicles
- Chain Free!



Ground Floor

Entrance Hallway

Window to the rear aspect, radiator, built in storage cupboard and boiler cupboard, doors to:

Cloakroom

WC, wash hand basin.

Lounge

16' 4" x 11' 1" (4.98m x 3.38m)
Window to the front aspect, radiator.

Kitchen/Diner

15' 9" x 16' 6" (4.80m x 5.03m)
Range of wall mounted and base level units with quartz work surface over, inset sink with drainer, integral dish washer, double oven/grill, fridge freezer. Central island with storage units under, quartz work surface over with integral induction hob and breakfast bar. Bi-folding doors to rear garden, under stairs storage cupboard door to utility:

Utility

9' 9" x 9' 3" (2.97m x 2.82m)
Window to the rear aspect, radiator, work surface with space and plumbing for washing machine and tumble dryer under, space for fridge/freezer. External door to rear garden.

First Floor

Landing

Window to the side aspect, radiator, stairs to first floor, doors to:

Bedroom Two

11' 5" max x 9' 6" (3.48m x 2.90m)
Window to the rear aspect, radiator.

Bedroom Three

10' 1" x 8' 9" (3.07m x 2.67m)
Window to the front aspect, radiator, built in wardrobes.

Bedroom Four

5' 4" x 7' 6" (1.63m x 2.29m)
Window to the front aspect, radiator.



Family Bathroom

Window to the rear aspect, heated towel rail, WC, wash hand basin, bath with shower over and screen.

Second Floor

Landing

Velux window to the front aspect, door to:

Master Bedroom

14' 6" x 12' 4" (4.42m x 3.76m)

Window to the rear aspect, radiator, two Velux's to the front, door to:

En-suite

Window to the rear aspect, WC, wash hand basin, heated towel rail, shower cubicle.

External

Front

Driveway providing off road parking for multiple vehicles



Rear

Patio terrace leading to rear garden laid to lawn with raised ornamental border.

Detached Entertainment Room

22' 0" x 15' 1" (6.71m x 4.60m)

Two windows to the front aspect, sliding door to garden, electric under floor heating, pool table.

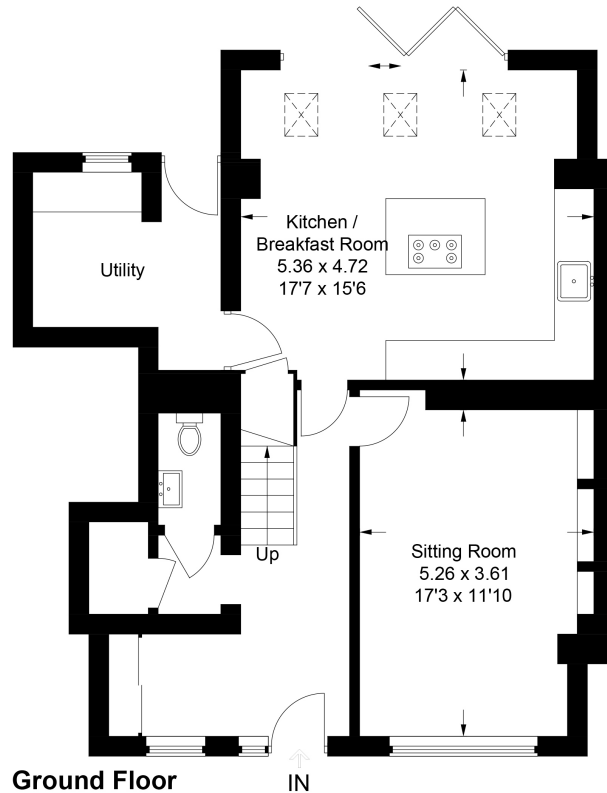
Weston

This picturesque village is popular with ramblers, horse riders and cyclists and is situated within North Hertfordshire located 4 miles north of Stevenage and 2.5 miles south of Baldock. There is easy access to the A505, A507 and A1(M) making it a super destination for commuters looking for a peaceful retreat at the end of a hard day in the office. Within the village there is a highly regarded C of E Primary School that feeds into Knights Templar, a general village store with post office, two village pubs and a village hall that hosts many local events. Holy Trinity Church is the parish church which hosts classical musical concerts throughout the year and in the churchyard is the supposed grave of the legendary giant Jack O' Legs. A lovely place to live and play!

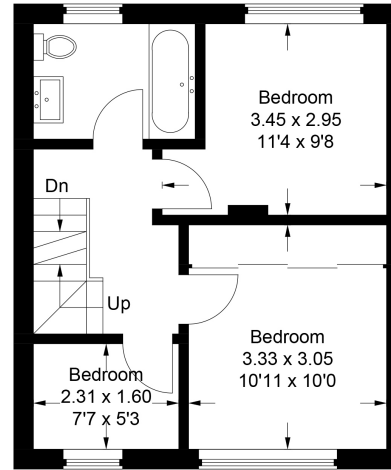




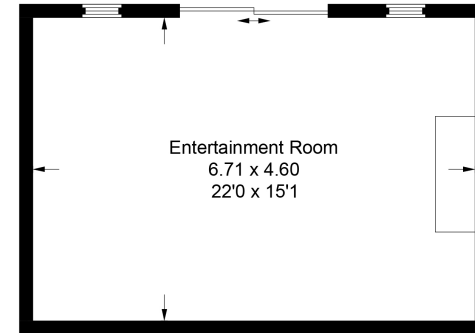
Approximate Internal Area
 Ground Floor = 71.8 sq m / 773 sq ft
 First Floor = 34.5 sq m / 371 sq ft
 Second Floor = 23.5 sq m / 253 sq ft
 Outbuilding = 30.8 sq m / 331 sq ft
 Total = 160.6 sq m / 1,728 sq ft



= Reduced headroom below 1.5m / 5'0

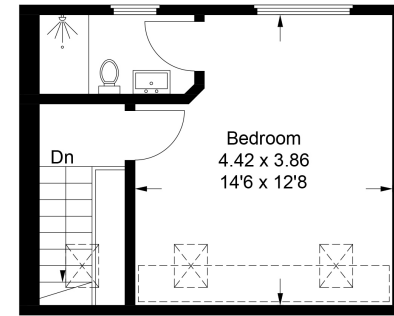


First Floor



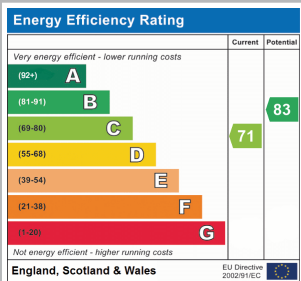
(Not Shown In Actual Location / Orientation)

Outbuilding



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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 | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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