



Walnut Tree Road, Pirton, Hitchin, Hertfordshire. SG5 3PX

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## 3 Bedroom Semi-Detached House

### Guide Price £625,000 Freehold

Situated within the popular village of Pirton, within an easy drive of the historic market town of Hitchin, is this extended semi detached family home with three double bedrooms and stunning views over open countryside.

The spacious and well-presented accommodation comprises entrance porch, hallway, a large 'L' shaped open plan living/dining room and kitchen/breakfast room to the ground floor. Upstairs are three double bedrooms, a family bathroom and separate shower room, both of which have recently been refitted. From the landing is a double glazed door leading to the west facing balcony with open views. Externally are attractive gardens to the front and rear, an integral garage and driveway to provide off road parking.

- Sought after village location
- Balcony with stunning countryside views
- Three double bedrooms
- Spacious living/dining room
- Refitted family bathroom
- Refitted shower room
- Beautiful rear garden
- Garage and driveway
- Must be viewed
- EPC rating E. Council tax band E

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Porch:**

A dual aspect porch with double glazed windows to front and both sides. Radiator. Tiled flooring.

### **Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Double glazed window to front. Coved ceiling. Carpet as fitted.

### **Living/Dining Room:**

Abt. 22' 10" x 20' 11" (6.96m x 6.38m) A large 'L' shaped open plan living/dining room boasting an ornate open fireplace and dual aspects with double glazed French doors opening to the rear garden and double glazed windows to front and rear. Built-in display unit. Three radiators. Coved ceiling. Carpet at fitted.

### **Kitchen/Breakfast Room:**

Abt. 14' 9" x 11' 3" (4.50m x 3.43m) A generous kitchen comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel double bowl sink unit. Built in induction hob, double electric oven, and extractor hood. Plumbing for washing machine and dishwasher. Boiler cupboard. Personal door leading to the integral garage. Dual aspect double glazed windows to rear and side. Double glazed door to rear garden. Fully tiled walls and flooring.

## **First Floor**

### **Landing:**

A spacious landing with loft access and a double glazed door leading to the veranda. Airing cupboard. Telephone point. Coved ceiling. Carpet as fitted.

## **Bedroom One:**

Abt. 19' 0" x 12' 6" (5.79m x 3.81m) A large double bedroom with stunning views over open countryside. Twin aspect double glazed windows to front. A range of built-in wardrobes with sliding mirror doors to one wall. Built-in dressing table unit. Overstairs storage cupboard. Two radiators. Coved ceiling. Carpet as fitted.

## **Bedroom Two:**

Abt. 13' 4" x 11' 2" (4.06m x 3.40m) Dual aspect double glazed windows to side and rear. Built-in double wardrobe. Radiator. Loft access. Carpet as fitted.

## **Bedroom Three:**

Abt. 13' 7" x 10' 1" (4.14m x 3.07m) Double glazed window to rear. Built-in double wardrobe. Radiator. Coved ceiling. Carpet as fitted.

## **Bathroom:**

A white three piece suite comprising panelled bath with overhead shower and mixer taps. Vanity unit with inset wash hand basin, and low level WC with concealed cistern. Radiator. Double glazed window to rear. Fully tiled walls. Vinyl flooring.

## **Shower Room:**

A white three piece suite comprising a large walk-in shower cubicle with shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Radiator. Dual aspect double glazed windows to front and side. Shaver point. Fully tiled walls and flooring.

## **Outside**

### **Veranda:**

A generous patio area to the front of this unique property, above the garage, enables you to look out onto incredible views of The Bury and beyond.

**Front Garden:**

An attractive front garden with a large variety of plants and shrubs. Path leading to front door. Driveway leading to the garage.

**Rear Garden:**

A paved patio area welcomes you into this large, mature garden with an established lawn and attractive plants and shrubs bordering. Vegetable plot. Two timber sheds. Oil tank. Outside tap. Outside lights. Gated rear access.

**Garage:**

An integral garage with timber up and over door. Power and light. Water softener. Personal door to kitchen.

**Additional Information:****Location and Amenities:**

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire. The church, rebuilt in 1877, but with the remains of its 12th century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated, Elizabethan house with a timber framed gatehouse.

**Agents Note:**

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

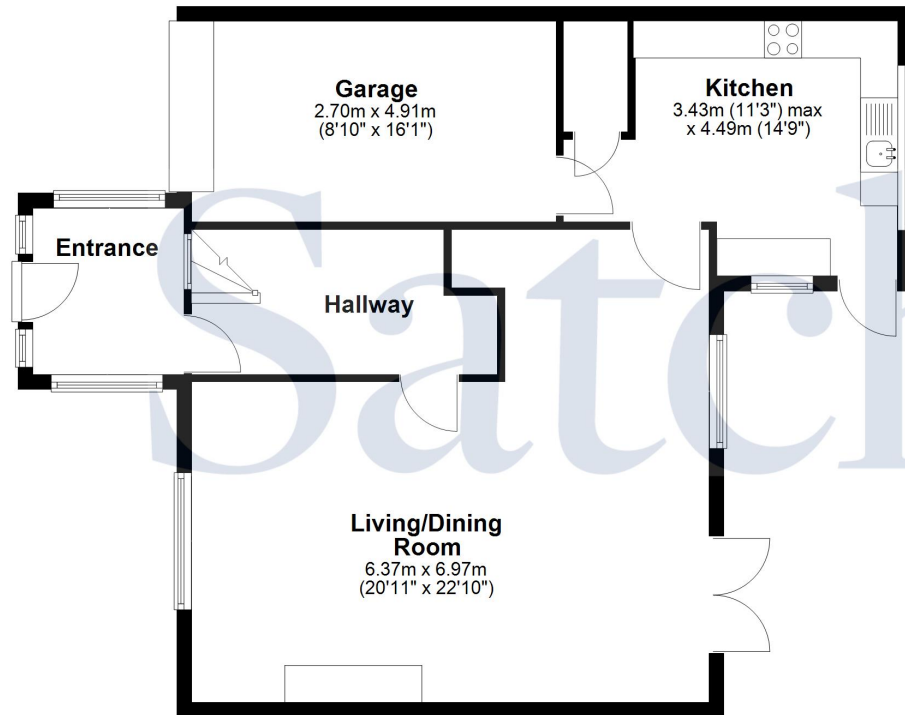




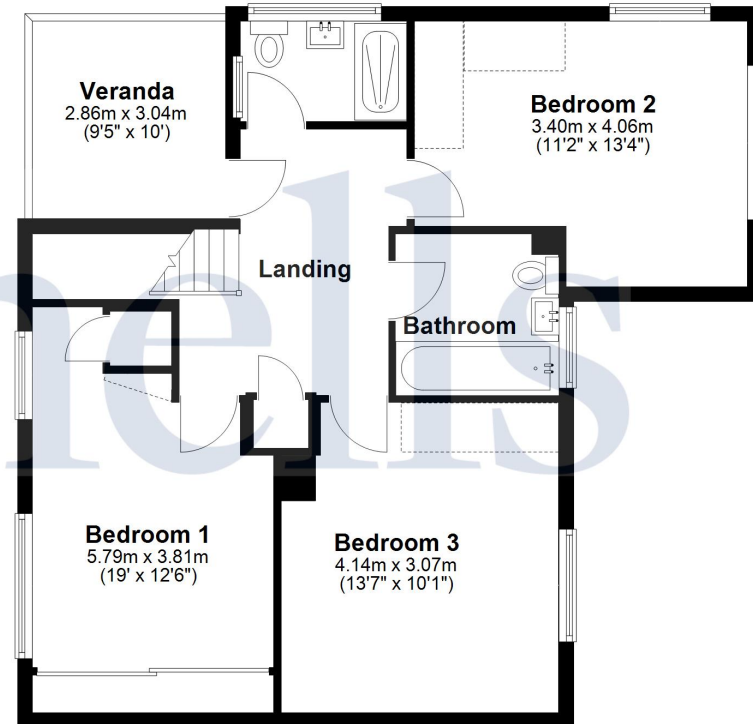
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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### Ground Floor



### First Floor



For illustration 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.