



Ninesprings Way, Hitchin, Hertfordshire. SG4 9NU







## 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.





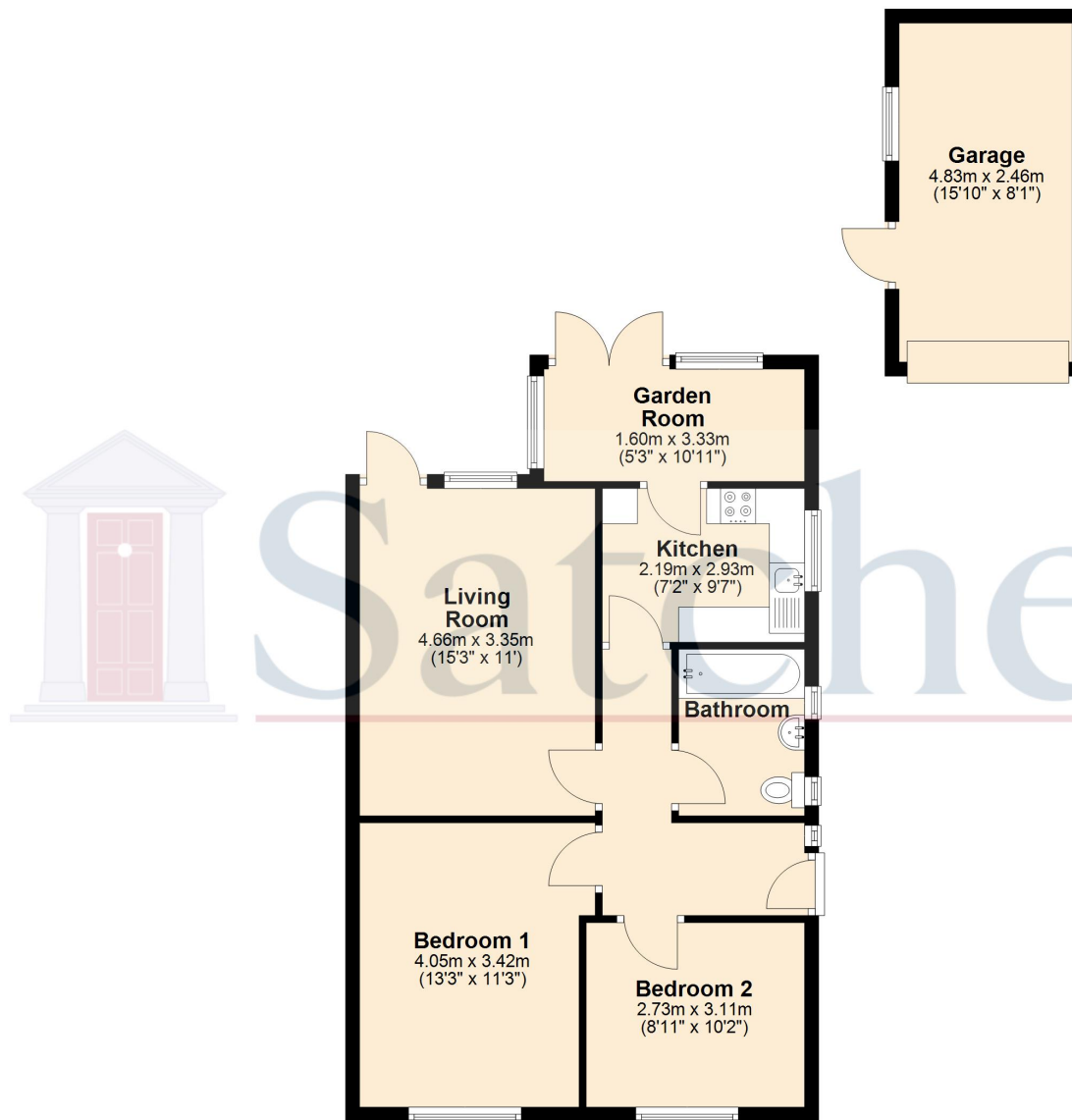


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.





## 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.