



Preslent Close, Shillington, Hitchin, Bedfordshire. SG5 3LE







## 5 Bedroom Detached House

### Guide Price £729,000 Freehold

Located in a highly sought after cul-de-sac is this detached family residence with an established south facing rear garden, double garage and ample off road parking.

The spacious accommodation comprises entrance hall, cloakroom, study, large living room, dining room, conservatory, kitchen/breakfast room and utility room to the ground floor. Upstairs there is a galleried landing that gives access to the five bedrooms, the principal with en-suite shower room, and the family bathroom. Externally the south facing rear garden is well established and completely private, whilst to the front is a block paved driveway providing off road parking for five cars that leads to the oversized double garage. CHAIN FREE!



- Executive detached family home
- Good size mature gardens
- Five bedrooms
- En-suite to principal bedroom
- Spacious living room
- Conservatory with tiled roof
- Two further reception rooms
- Kitchen/breakfast room
- Double garage and ample parking
- EPC rating D. Council tax band F

**Ground Floor****Front Door:**

Double glazed front door.

**Entrance Hall:**

Stairs to first floor. Radiator. Carpet as fitted.

**Cloakroom:**

Low level WC and wash hand basin. Extractor fan. Vinyl flooring.

**Study:**

Abt. 11' 11" x 6' 10" (3.63m x 2.08m) Twin aspect double glazed windows to front. Radiator. Telephone point. Carpet as fitted.

**Living Room:**

Abt. 22' 8" x 11' 10" (6.91m x 3.61m) A large living room with feature stone fireplace. Twin aspect double glazed windows to side. Two radiators. Television point. Wall lights. Double glazed French doors leading to the conservatory. Coved ceiling. Carpet as fitted. Arch to dining room.

**Dining Room:**

Abt. 11' 9" x 10' 1" (3.58m x 3.07m) Double glazed window to rear. Feature stone fireplace. Wall lights. Radiator. Coved ceiling. Carpet as fitted.

**Conservatory:**

Abt. 14' 2" x 12' 1" (4.32m x 3.68m) A large Victorian style conservatory, of brick and hardwood double glazed construction with a tiled roof. Power and light. Double glazed French doors leading to the rear garden. Tiled flooring.

**Kitchen/Breakfast Room:**

Abt. 14' 10" x 9' 0" (4.52m x 2.74m) A well appointed kitchen/breakfast room comprising a good range of eye and base level units with under cupboard lighting and ample work surfaces incorporating a breakfast bar. Composite single drainer double bowl sink unit. Built in ceramic hob, eye level double electric oven and warming drawer. Integrated full height fridge. Plumbing for dishwasher. Television point. Tiled splashback area. Twin aspect double glazed windows to rear. Double glazed door to side. Tiled flooring.

**Utility Room:**

Abt. 9' 0" x 6' 9" (2.74m x 2.06m) Single drainer stainless steel sink unit with cupboard under. Roll top work surfaces. Plumbing for an automatic washing machine and space for tumble dryer. Double width larder cupboard. Double glazed window to front. Tiled splashback. Radiator. Tiled floor.

**First Floor****Galleried Landing:**

Twin aspect double glazed windows to front. Radiator. Airing cupboard. Carpet as fitted.

**Principal Bedroom:**

Abt. 13' 7" x 11' 11" (4.14m x 3.63m) A large dual aspect principal bedroom with twin aspect double glazed windows to rear and double glazed window to side. A range of fitted wardrobes. Radiator. Coved ceiling. Carpet as fitted.

**En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Shaver point. Heated towel rail. Tiled splash back. Double glazed window to side. Coved ceiling. Vinyl flooring.

**Bedroom Two:**

Abt. 11' 11" x 9' 9" (3.63m x 2.97m) Twin aspect double glazed windows to front. A range of fitted wardrobes. Radiator. Coved ceiling. Carpet as fitted.

**Bedroom Three:**

Abt. 10' 10" x 8' 1" (3.30m x 2.46m) Twin aspect double windows to rear. Fitted triple wardrobe with sliding doors. Radiator. Coved ceiling. Carpet as fitted.

**Bedroom Four:**

Abt. 11' 9" x 7' 11" (3.58m x 2.41m) Double glazed window to rear. A range of fitted wardrobes. Radiator. Coved ceiling. Carpet as fitted.

**Bedroom Five:**

Abt. 7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to side. Radiator. Coved ceiling. Carpet as fitted.



**Family Bathroom:**

Abt. 9' 1" x 6' 10" (2.77m x 2.08m) A white suite comprising a panelled bath with mixer tap, shower over and glass shower screen. Vanity unit with inset wash hand basin and low level WC with concealed cistern. Shaver point. Part tiled walls. Double glazed window to front. Radiator. Vinyl flooring.

**Outside****Front Garden:**

This property has a good size frontage with a block paved driveway providing off road parking for 5 cars. There are a good variety of mature shrubs and plants.

**Rear Garden:**

A fabulous south facing rear garden featuring many mature trees, shrubs, flowers and plants. A large block paved patio area. Established lawn. Outside light and outside tap. Gated side access. Summerhouse and timber shed to remain.

**Double Garage:**

Abt. 21' 6" x 16' 1" (6.55m x 4.90m) A brick built double garage with twin up and over doors. Pitched roof. Power and light. Window to rear. Door leading to the garden.

**Agents Note:**

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



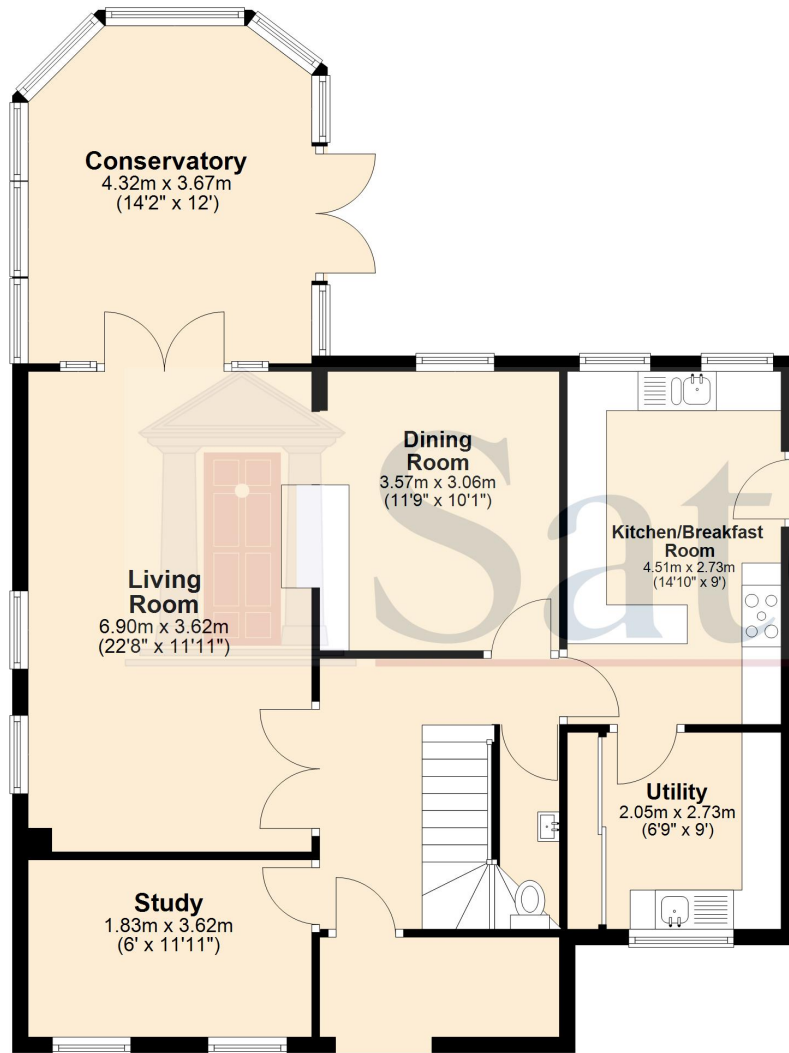




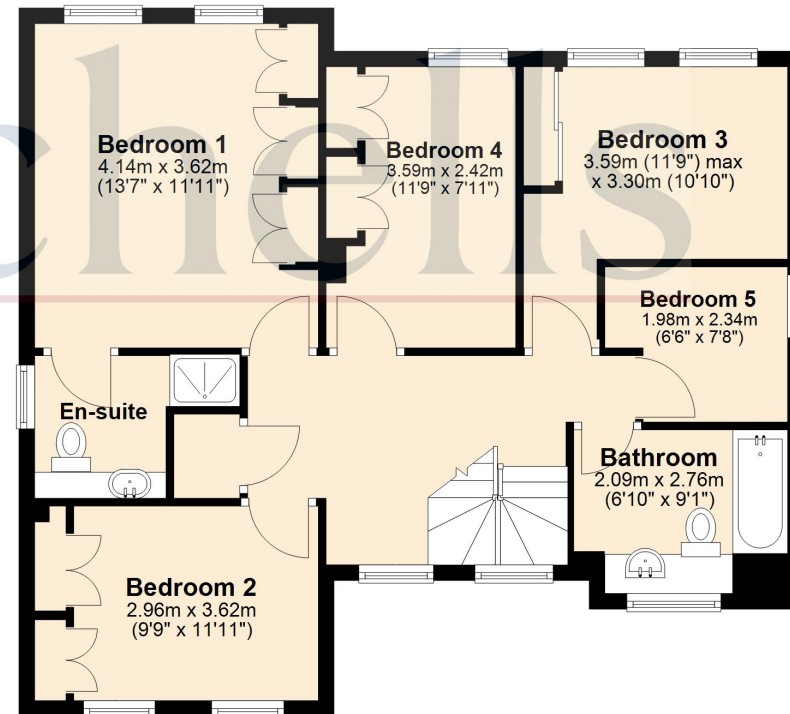
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## Ground Floor



## 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.