



Viewing by appointment only

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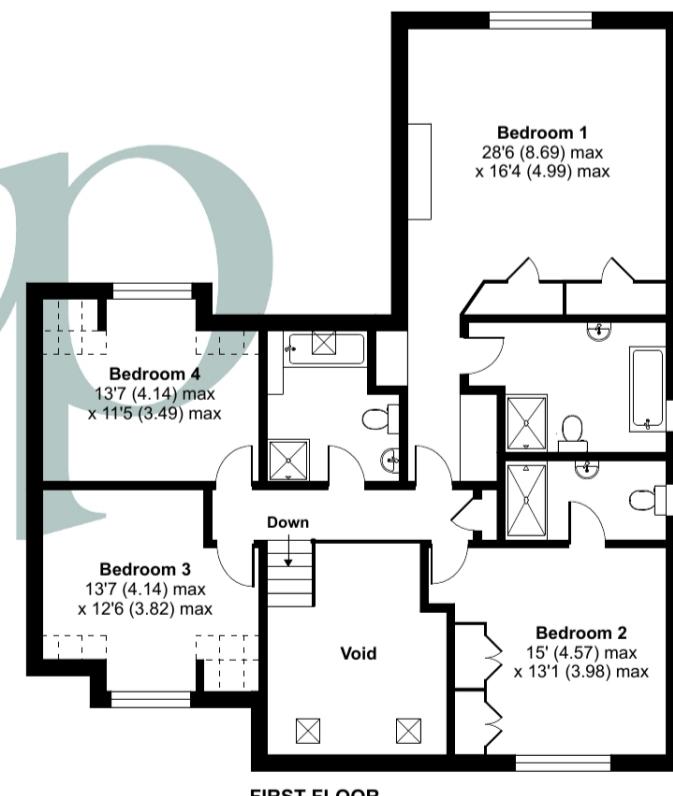
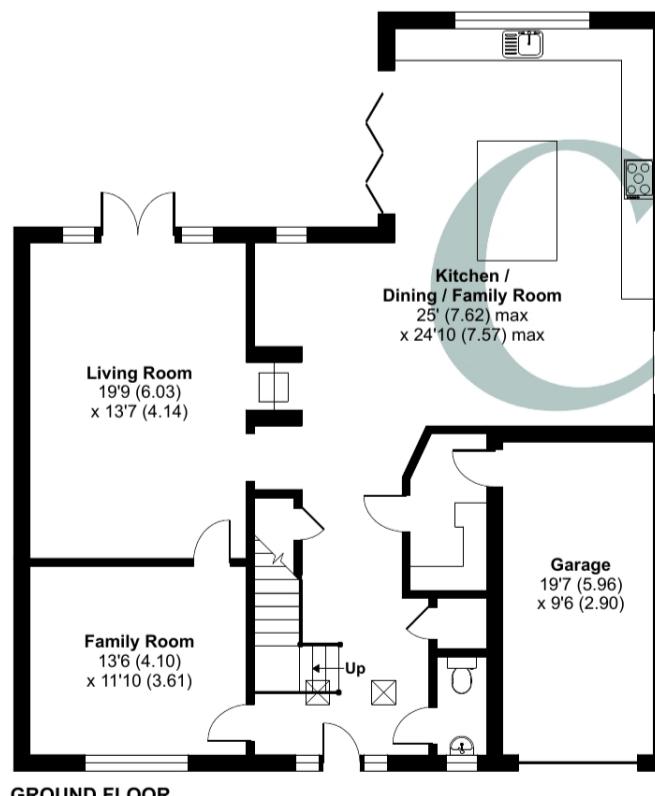
This individually designed, self-built four-bedroom family home offers an exceptional blend of spacious living, high-specification finishes, and thoughtful design throughout. Set back from the road with ample parking and an integral garage, the property features generous storage, two en-suite bathrooms, and a beautiful feature wood-burning stove, cleverly positioned between two main living areas - Built with eco-conscious living in mind, the home includes an air source heat pump, underfloor heating to the ground floor, and an EV charging point.

Finished to a high specification with meticulous attention to detail, and offered with no upward chain, this unique home has been expertly crafted for modern family life — delivering style, functionality and comfort in equal measure.

- First-floor-to-ground-floor laundry chute, delivering directly to the utility cupboard
- Just a short commute to the bustling market town of Hitchin
- Bespoke crafted stylish kitchen with integrated appliances and feature central peninsula
- Impressive entrance with a vaulted ceiling framing the oak staircase and galleried landing
- No upward chain
- Built in 2024 and retaining builders 10 structural defects policy
- Master bedroom with built in wardrobes and 4 piece en suite bathroom



Floor Plans



Approximate Area = 2410 sq ft / 223.9 sq m (excludes void)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 186 sq ft / 17.3 sq m

Total = 2636 sq ft / 244.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Country Properties. REF: 1313826

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.

Family Room

11' 10" x 13' 6" (3.61m x 4.11m) Leaded light double glazed window to front. Oak flooring with underfloor heating. Door into Living room.

First Floor

Landing

Galleried home. Cupboard housing laundry chute. Doors into all rooms.

Bedroom 1

16' 4" x 28' 6" (4.98m x 8.69m) Double glazed window to rear. Radiator. Three built in wardrobes with hanging rails. Eave storage access. Door leading to

En suite Bathroom

Four piece suite with roll top claw foot bath with mixer attachment. Vanity wash hand basin. Double shower cubicle, low level WC. Tiled splashbacks. Heated towel rail. Ceramic tiled flooring. Obscure double glazed window to side.

Bedroom 2

13' 1" x 15' 0" (3.99m x 4.57m) Leaded light double glazed window to front. Built in wardrobes, drawer, units and shelving unit. Radiator. Door leading to



En suite

Double shower cubicle. Vanity wash hand basin. Low level WC. Tiled splashbacks. Heated towel rail. Tiled flooring. Obscure double glazed window to side.

Bedroom 3

12' 6" x 13' 7" (3.81m x 4.14m) Leaded light double glazed window to front. Radiator. Drawer units fitted into recess.

Bedroom 4

11' 5" x 13' 7" (3.48m x 4.14m) Double glazed window to rear. Radiator. Drawer units fitted into recess.

Bathroom

Four piece comprising bath, low level WC. Double shower cubicle, vanity wash hand basin. Tiled splashbacks. Heated towel rail. Tiled flooring. Extractor fan. Velux window to rear.

Outside

Front Garden

Large shingle driveway providing off road parking for several cars. Large feature storm canopy to main entrance door. Two service lights.

Rear Garden

Large paved patio area with timber canopy. Laid mainly to lawn with well stocked flower and shrub incorporating a feature rockery and pleached trees screening to rear. Gated access to front. Power points Air source heat pump enclosed by a feature raised 'L' shaped brick wall. Service lights. Gated access to both sides.

Garage

9' 6" x 19' 7" (2.90m x 5.97m) Remote control roller door. Motion sensor lighting. Power and light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

