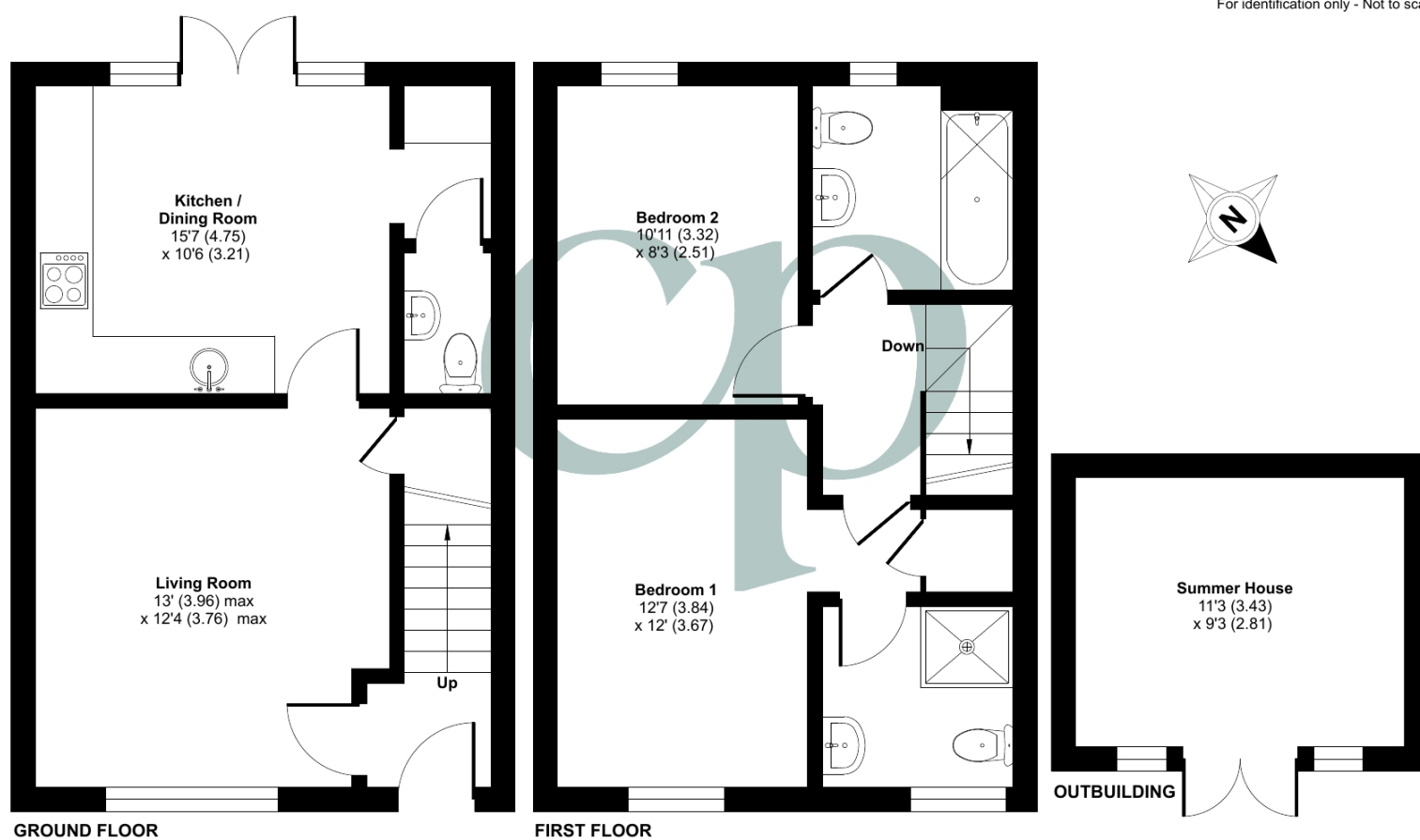




Approximate Area = 748 sq ft / 69.4 sq m
Outbuilding = 104 sq ft / 9.6 sq m
Total = 852 sq ft / 79 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1303634

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 | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

Built by Bloor Homes this stylishly presented and spacious two bedroom semi-detached home built features a beautifully landscaped garden and benefits from off road parking for 2 cars. The timber summer house added in 2022 provides a versatile space which is currently used as a home gym.

- Stylish kitchen with a range of integrated appliances
- Main bedroom with en suite
- Off road parking for 2 cars
- Summer house – perfect entertaining space/home office or gym
- Short drive to the historic town of Hitchin with a variety of shops, cafes, pubs and restaurants
- Mainline stations at Hitchin & Arlesey provide direct link to London and Cambridge
- 7 year NHBC warranty still remaining

Ground Floor

Entrance Hall

Stairs rising to first floor. LVT wood effect flooring. Door into Living Room.

Living Room

12' 4" x 13' 0" (3.76m x 3.96m) Double glazed leaded light window to front. LVT wood effect flooring. Radiator. Understairs storage cupboard. Door to Kitchen/ Diner.

Kitchen/Dining Room

10' 6" x 15' 7" (3.20m x 4.75m) A range of wall and base units with roll edge worksurfaces over and upstands. Inset one and half bowl sink and drainer unit with swan neck mixer tap over. Built in electric oven and gas hob with stainless steel splashback and stainless steel extractor hood over. Integrated fridge/freezer. LVT wood effect flooring. Double glazed double doors with wing windows onto rear garden. Radiator. Opening to Utility area.

Utility Area

Base units with worksurfaces over. Space and plumbing for washing machine. Wall mounted gas boiler enclosed in cupboard. LVT wood effect flooring. Door to Cloakroom.

Cloakroom

Pedestal wash hand basin and low level WC. LVT wood effect flooring. Radiator.



First Floor

Landing

Loft access to fully boarded loft space via pull down ladder. Doors to all rooms.

Bedroom One

12' 0" x 12' 7" (3.66m x 3.84m) Double glazed leaded light window to front aspect. Radiator. Door to En Suite.

En-suite

Double shower cubicle, low level WC and pedestal wash hand basin. Tiled splashbacks. Leaded light double glazed window to front aspect. Extractor fan. Shaver point.

Bedroom Two

8' 3" x 10' 11" (2.51m x 3.33m) Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising panel enclosed bath tub with mains shower over and glass side screen, pedestal wash hand basin. Tiled splashbacks. Obscure double glazed window to rear. Shaver point. Heated towel rail.

Outside

Front Garden

Paved allocated off road parking for two cars. Shrub borders.

Rear Garden

Large paved patio area with raised artificial lawn area enclosed by wood sleepers. Stepping stones pathway leading to timber Summer House. Two wall lights. External water tap. Gated access to shingled area with timber garden shed. Gated access to side with paved pathway leading to front of the property.

Summer House

9' 3" x 11' 3" (2.82m x 3.43m) Timber Summer House with double glazed window to side. Strip wood flooring. Electric heater.

Agents Note

There is a service charge of £180 p.a NHBC warranty from 2021 with 7 years remaining

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

