



63 Bury Road, Shillington, Hitchin, Bedfordshire. SG5 3NZ







## 3 Bedroom Cottage

### Guide Price £500,000 Freehold

Guide Price: £500,000 - £525,000 Freehold

A three bedroom detached character cottage offered for sale CHAIN FREE. Set in the very popular village of Shillington, the property comprises of lounge, dining room, study, snug, kitchen/breakfast room, three bedrooms with the added benefit of a balcony off of the master bedroom, shower room and family bathroom. Further benefits include double glazing, gas central heating and stunning views over open fields.

- Prime village location
- Detached period cottage
- Gardens to front & rear with a large private paddock
- Three double bedrooms
- Ample off road parking
- Balcony with breathtaking views
- Three reception rooms
- Two bathrooms
- Easy access to Hitchin
- EPC rating D. Council tax band C



## Ground Floor

### Entrance:

Entry via wooden door.

### Dining Room:

Abt. 17' 5" x 11' 5" (5.28m x 3.48m) Upvc double glazed windows to front. Upvc double glazed patio doors to side. Radiator. Door to snug.

### Snug / Reception Room

Abt. 11' 6" x 9' 1" (3.51m x 2.77m) Upvc double glazed window to front. Open fire with brick surround.

### Study:

Abt. 11' 6" x 7' 9" (2.62m x 2.36m) Stairs rising to first floor accommodation. Storage cupboard. Radiator.

### Kitchen

Abt. 20' 5" x 8' 1" (6.78m x 2.41m) Upvc double glazed windows to side and rear. French doors to rear garden. Side entrance door. Fitted kitchen with a range of wall and base units with granite work surfaces over and upstands throughout. Two stainless steel bowl sinks with drainers. Gas oven and hob with cooker hood. Integrated washing machine and dishwasher. Integrated fridge/freezer. Central heating boiler. Loft access. Radiator.

### Lounge:

Abt. 17' 1" x 11' 4" (5.18m x 3.45m) Upvc double glazed window to front. Open fireplace with log burner. Understairs storage. Stairs rising to first floor accommodation.

## First Floor

### Landing:

Doors to all first floor accommodation.

### Bedroom One:

Abt. 19' 11" x 11' 4" (6.05m x 3.48m) Upvc double glazed window to front. Double glazed doors to side balcony. Radiator.

### Bedroom Two:

Abt. 11' 4" x 8' 6" (3.51m x 2.57m) Upvc double glazed window to front. Door to third bedroom. Radiator.

### Bedroom Three:

Abt. 11' 5" x 8' 8" (3.18m x 2.64m) Upvc double glazed window to front. Radiator. Door to second bedroom.

### Shower Room:

Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.



**Family Bathroom:**

Upvc double glazed window to rear. Suite comprising low level wc, wash hand basin and freestanding roll top bath. Part tiled walls. Radiator.

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

Pathway to front door. Areas mainly laid to lawn enclosed by picket fencing.

**Rear Garden:**

Mainly paved with a shrub border. Enclosed by timber fencing with views over open countryside to the rear.

**Includes Large Private Paddock situated adjacent over foot bridge**







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.







Total area: approx. 115.30 sq. metres (1241.07 sq. feet)

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The size and position of doors, windows, appliances  
and other features are approximate.