



Spurrs Close

Hitchin,
Hertfordshire, SG4 9QE
Guide Price £750,000

country
properties

A beautifully presented detached four-bedroom family home, perfectly positioned in a sought-after Hitchin cul-de-sac and offering generous living space both inside and out.

The ground floor welcomes you with a spacious living room, flowing seamlessly into a bright dining room, an ideal layout for family life and entertaining. A modern fitted kitchen/breakfast room provides a stylish and practical hub of the home, complemented by an additional family room offering flexible use as a playroom, study or snug. A convenient ground-floor shower room completes the accommodation on this level.

Upstairs, the property boasts four well-proportioned bedrooms, including a superb dual aspect primary bedroom featuring fitted wardrobes and a private ensuite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the rear garden offers a wonderful balance of patio and lawn, perfect for outdoor dining, play and relaxation. From here, there is direct access to the single garage and driveway. To the front, the property benefits from additional driveway parking for several vehicles, enhancing its practicality for modern family living.

Hitchin is a charming historic market town, featuring an attractive mix of Tudor and Georgian architecture centred around the market square. Close by stands the impressive medieval Church of St Mary. The town offers excellent shopping facilities, a leisure centre with swimming pool, football club, two theatres, and a wide selection of restaurants and public houses. Well regarded schooling for both girls and boys is available, along with a mainline railway station providing direct services to King's Cross and Cambridge.

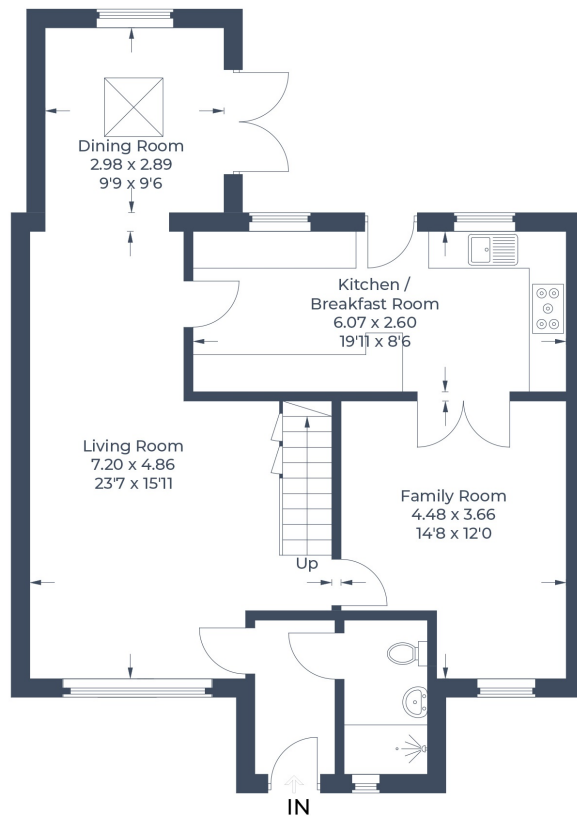
- Extended detached family home
- Four generous bedrooms
- Spacious primary bedroom with ensuite
- Three bathrooms
- Driveway parking and garage
- Popular SG4 9 postcode area
- 0.7 miles, 15 min walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 19 mins walk to Hitchin town centre (as per Google Maps)



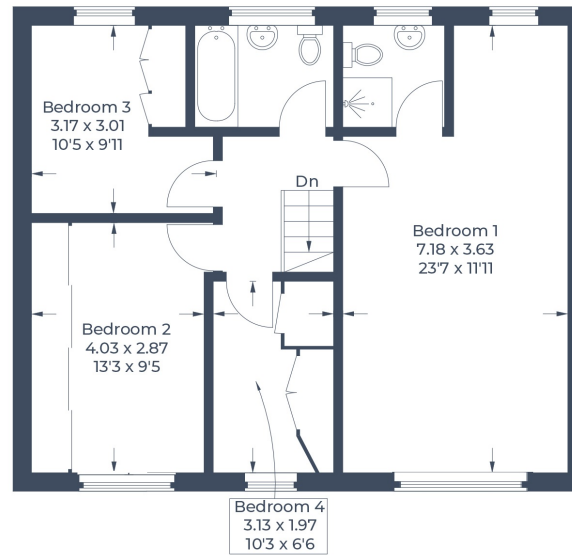




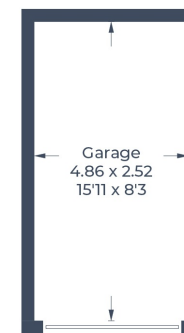
Approximate Gross Internal Area
 Ground Floor = 77.5 sq m / 834 sq ft
 First Floor = 63.1 sq m / 679 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 152.7 sq m / 1,643 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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