



Hillfoot Road, Shillington, Hitchin, Bedfordshire. SG5 3NR

Satchells



3 Bedroom End of Terrace House Guide Price £450,000 Freehold

Located in the charming, historic village of Shillington on the edge of the Chiltern Hills, this super family home is situated on an extremely large plot that backs onto open fields.

Beautifully presented throughout the accommodation comprises entrance hall, a spacious living room with double doors leading through to a fantastic garden room with part vaulted ceiling, an open plan kitchen/dining room and a rear lobby/WC to the ground floor. Upstairs are three good sized bedrooms and a refitted bathroom with walk-in shower. From bedroom two, a door gives access to stairs leading to a large loft room that would make an ideal hobby/play room. Externally is an extremely large and established rear garden, front garden with gravelled driveway that provides off road parking and a double width, double length timber built garage/workshop located in the rear garden.

- Superb family home
- Extremely large rear garden
- Double garage/workshop
- Driveway parking
- Three good size bedrooms
- Useful loft room
- Dual aspect kitchen/dining room
- Spacious living room
- Garden room with part vaulted ceiling
- Awaiting EPC. Council tax band C

Ground Floor**Front Door:**

Double glazed composite door.

Entrance Porch:

Dual aspect double glazed windows. Inset ceiling lights. Tiled flooring. Opening to hallway.

Hallway:

Stairs leads to first floor. Doors to living room and kitchen/dining room. Laminate flooring.

Living Room:

Abt. 17' 9" x 11' 11" (5.41m x 3.63m) A large living room with double glazed bow bay window to front and glazed doors leading to the garden room. Feature ornate fireplace. Television point. Wall lights. Coved ceiling. Radiator. Carpet as fitted.

Kitchen/Dining Room:

Abt. 17' 9" x 14' 0"MAX (5.41m x 4.27m) A dual aspect kitchen/dining room with double glazed bow bay window to front. The kitchen area comprises a good range of eye and base level units with ample roll top work surface. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated dishwasher. Space for fridge/freezer and plumbing for automatic washing machine. Tiled splashback area. Double glazed door to rear lobby/WC. Inset ceiling lights. Coved ceiling. Radiator. Tiled flooring to kitchen area and laminate flooring to the dining area.

Garden Room:

Abt. 17' 8" x 7' 10" (5.38m x 2.39m) A timber framed garden room with part vaulted ceiling and twin double glazed Velux windows. Double glazed window to rear. Double glazed French doors leading to the rear garden. Electric radiator. Inset ceiling lights. Carpet as fitted.

Rear Lobby/WC:

Double glazed door to rear garden. Part vaulted ceiling with double glazed Velux window. Low level WC. Vanity unit with inset wash hand basin. Half tiled walls. Heated towel rail. Inset ceiling lights. Vinyl flooring.

First Floor**Landing:**

A good size landing with double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 12' 0" x 10' 8" (3.66m x 3.25m) Double glazed window to front. Coved ceiling. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 10' 9" x 9' 6" (3.28m x 2.90m) Double glazed window to front. Built-in wardrobe with sliding doors. Radiator. Coved ceiling. Carpet as fitted. Door to stair access to the loft room.

Bedroom Three:

Abt. 8' 11" x 8' 1" (2.72m x 2.46m) Double glazed window to rear. Radiator. Cupboard housing gas boiler. Coved ceiling. Carpet as fitted.

Bathroom:

A refitted white suite comprising a large walk-in shower area with rainfall shower and glass screen. Vanity unit with inset wash hand basin and low level WC. Heated towel rail. Part tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Coved ceiling. Vinyl flooring.

Second Floor:**Loft Room:**

Abt. 25' 4" x 8' 8" (7.72m x 2.64m) A large useful loft room that could be utilised as a home office/hobby room or 'kids den'. Dual aspect double glazed Velux windows to front and rear. Eaves storage space. Electric radiator. Carpet as fitted.

Outside**Front Garden:**

A gravelled driveway provides off road parking for three cars with composite gates leading through to the rear garden. A variety of plants and shrubs. Brick retaining wall.

Rear Garden:

This property benefits from a massive rear garden measuring approximately 150ft in length. There are two patio areas, one beneath a pergola and an established lawn. Hedged borders. Summer house to remain.

Garage/Workshop:

Located in the rear garden is a timber built double width, double length garage/workshop with power and light.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: OK

Tenure: Freehold

Council Tax Band: C

Council tax payable: £2,038.93

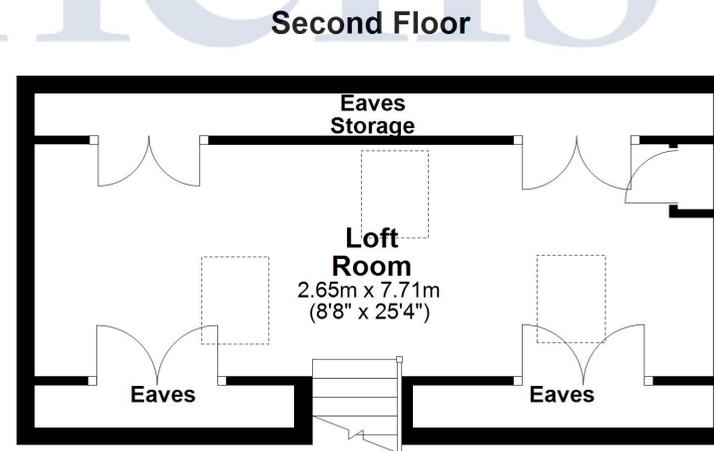
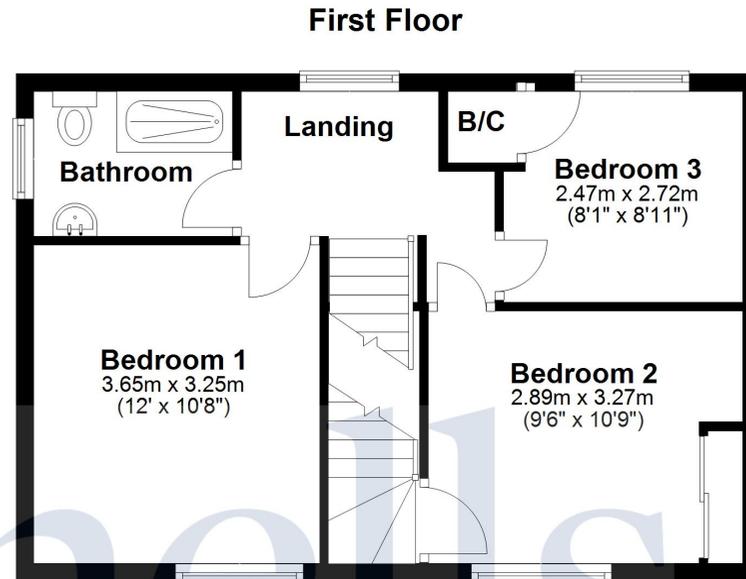
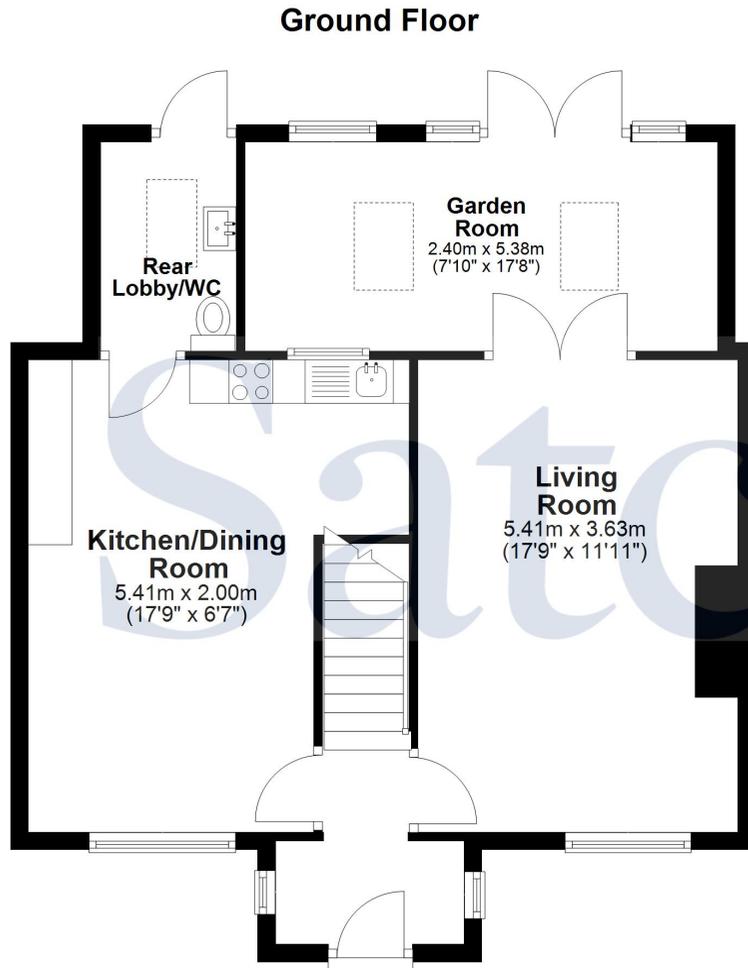
For further material information please contact the office marketing this property.





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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.