



## Holden Close

1 Holden Close | Hitchin | Hertfordshire | SG4 0EJ

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# HOLDEN CLOSE

## Property Description

Welcome to this stunning detached family home, perfectly positioned in a highly sought-after location plus is well placed for access to a variety of local amenities and excellent schools covering all age ranges. Offering a superb blend of spacious living accommodation and modern convenience, this property is ideal for growing families looking for a comfortable and stylish residence in a thriving community.

This impressive four-bedroom home boasts four generously sized bedrooms, including a spacious master bedroom complete with an ensuite shower room plus there is an equally well appointed family bathroom. The wide entrance hall welcomes you into the property and includes a convenient cloakroom.

The heart of the home is undoubtedly the impressive social kitchen/breakfast room. Adjacent to this is a magnificent conservatory that delivers dual purpose dining and additional sitting areas that are flooded with natural light and providing a versatile space to relax, entertain, or enjoy family meals year-round. The separate sitting room features a central fireplace plus a study/home office area, creating a warm and inviting atmosphere for gatherings or quiet moments.

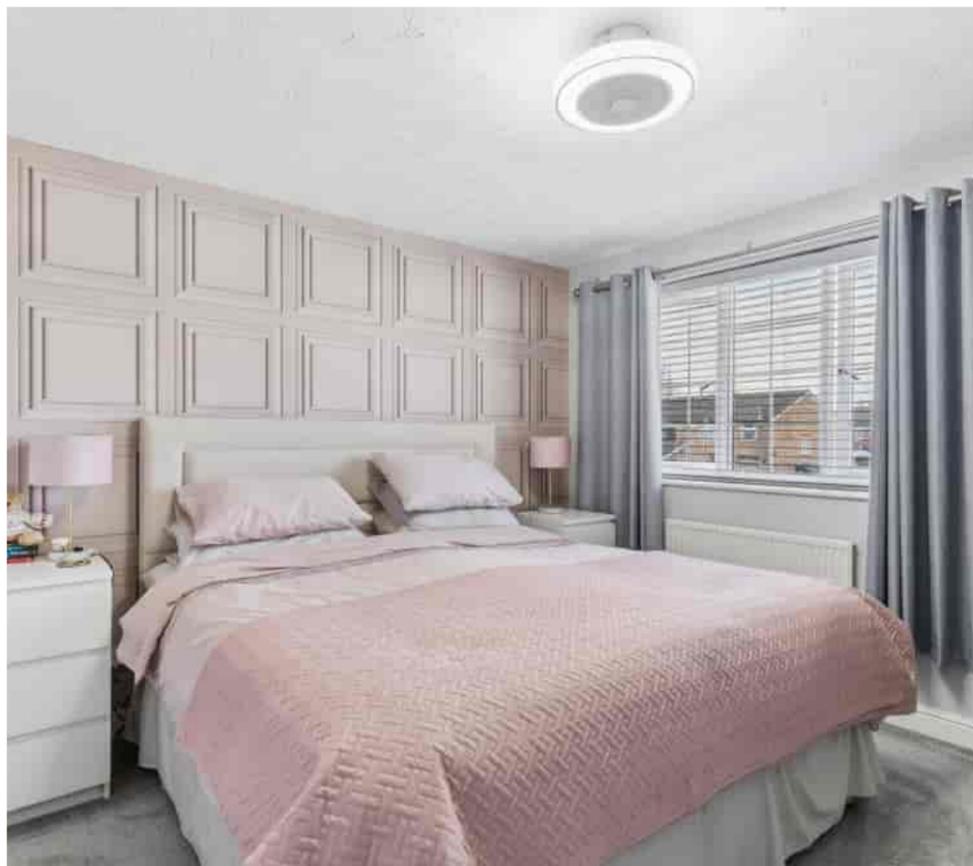
Set on a generous corner plot, the property benefits from a beautifully landscaped garden, featuring low-maintenance artificial grass, composite decking and an outdoor kitchen, perfect for alfresco dining and summer barbecues. The outdoor space offers an ideal environment for children to play safely or for hosting social events with friends and family. There is also a hot tub that is available by separate negotiation.

The double-width garage has been ingeniously transformed into a stylish "man cave" complete with seating area, corner bar and space for a pool table. This offers fantastic additional living or entertainment area. Double glazed windows throughout the home ensure excellent energy efficiency and sound insulation, while the gas radiator central heating system provides warmth and comfort throughout the colder months.

With its thoughtful design, versatile living spaces, and desirable location close to schools and everyday amenities, this detached family home is a rare find. It offers the perfect combination of style, functionality, and outdoor living, making it a wonderful place to call home. Early viewing is highly recommended to appreciate all this exceptional property has to offer.

**£850,000 Freehold**





Approximate Gross Internal Area  
 Ground Floor = 84.5 sq m / 909 sq ft  
 First Floor = 54.6 sq m / 588 sq ft  
 Entertainment Room = 24.7 sq m / 266 sq ft  
 Total = 163.8 sq m / 1,763 sq ft

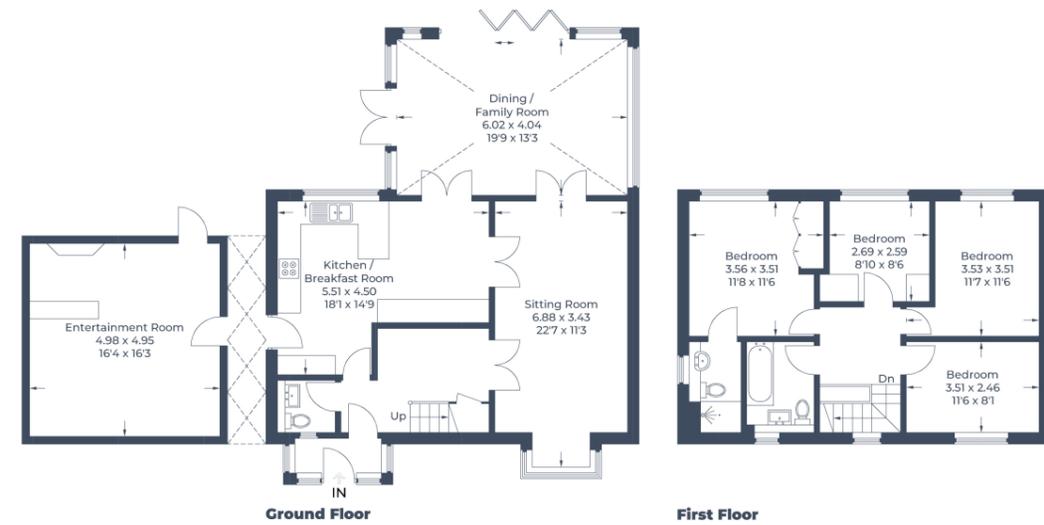
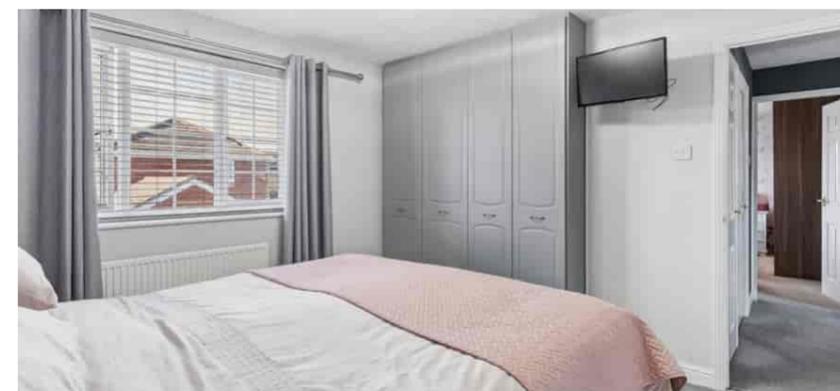


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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- Detached family style home
- Well placed for many amenities and good schools
- Four good sized bedrooms
- Ensuite to Master Bedroom
- Wide entrance hall with Cloakroom
- Family bathroom
- Impressive Kitchen/Breakfast Room
- Large Sitting Room with a central fireplace and study area
- An impressive conservatory with both dining and sitting areas
- Large corner plot
- Double width garage presently being used as a "Man Cave" with a bar
- Landscaped garden with artificial grass and outside kitchen.

EPC Rating: C

## Stonegate Estate Agents

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