



Ninesprings Way
Hitchin,
Hertfordshire, SG4 9NZ
Guide Price £775,000



This superb four bedroom semi-detached family home resides in a highly sought after location in south Hitchin which features the extremely well regarded SG4 9 postcode. The property is situated within walking distance of Hitchin's historic town centre and only a few minutes stroll from open countryside.

This home offers wonderfully light and balanced accommodation throughout arranged over two floors. The accommodation commences with the entrance hallway that flows through offering a downstairs cloakroom, stairs rising to the first floor accommodation and access to the main living areas. To the front of the property are three of the bedrooms with the guest bedroom offering built-in wardrobes. The living room is to the rear and offers patio doors to the rear garden and double opening doors through to the kitchen/dining room. This is truly the hub of the house, a wonderful room, ideally set up for family living with both a window and bi-fold doors reaching out to the rear garden. This floor is finished with a really well presented four piece bathroom suite.

Upstairs, offers a landing area where there is both a study and bedroom. The principal bedroom offers over 29ft of accommodation and leads into a wonderful four piece ensuite. This floor is finished with a study area, ideal for home working. The property resides on a good corner plot with a generous garden bordered by both fencing and mature trees. There is a lovely decked area leading out from the rear of the house and seamlessly leads to both the lawn area, summer house and storage area. Accessed from Linton Close is the single garage with driveway providing off road parking, there is further parking to the front of the property via the gravel driveway.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge

- A stunning four bedroom semi-detached family home
- Superbly located on a corner plot in the highly regarded SG4 9 postcode
- Featuring three reception rooms including study on the first floor
- Wonderful open living space with kitchen diner and additional living room
- Beautiful rear garden, with decking, patio and summer houses
- 1.0 mile, 20 mins walk to Hitchin mainline train station (as per Google Maps)
- 1.2 mile, 24 mins walk to Hitchin Town Centre (as per Google Maps)







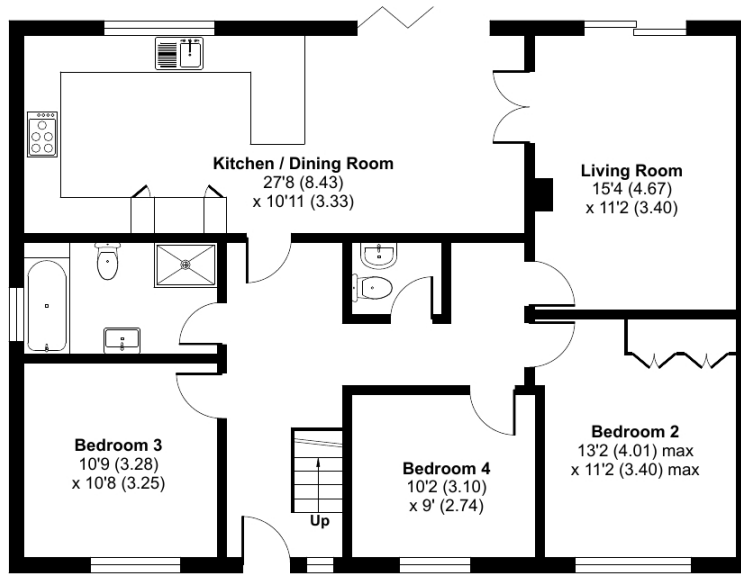


Denotes restricted head height

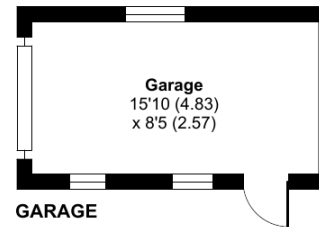
Approximate Area = 1651 sq ft / 153.3 sq m
Limited Use Area(s) = 99 sq ft / 9.1 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1883 sq ft / 174.7 sq m

For identification only - Not to scale

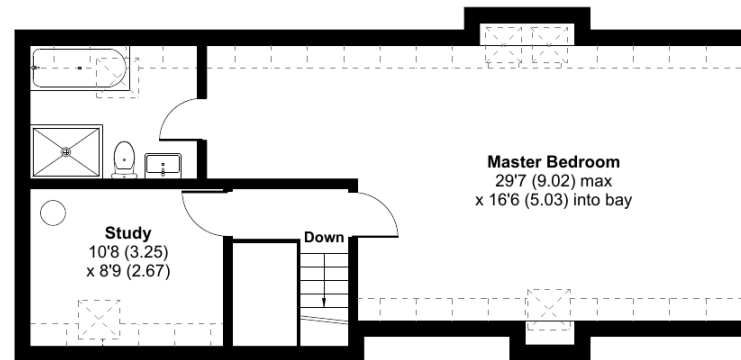
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



GARAGE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 969813



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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