

30, Apsley End Road

Shillington, Hitchin,
Bedfordshire, SG5 3LX

£735,000

country
properties

A rare opportunity to acquire an elegant and beautifully presented three-bedroom character home, featuring a striking inglenook fireplace, a thoughtfully designed extension, and a seamless blend of period charm with modern refinement, all complemented by attractive paddock views and a prime position within the sought-after village of Shillington.

- Featuring a striking inglenook fireplace, forming a charming and impressive focal point
- Offering versatile living with well-proportioned and spacious rooms throughout
- Driveway provides ample off road parking
- Positioned within the highly sought-after and picturesque village of Shillington on the Hertfordshire/Bedfordshire border
- A sympathetic extension enhanced by generous and practical storage space
- Combining the charm and community feel of village life with the practicality of being within easy reach of key transport routes, ensuring effortless commuting when required



Ground Floor

Sitting Room

21' 6" x 13' 5" (6.55m x 4.09m) Two leaded light windows to front. Exposed ceiling/wall beams & pillars. Two radiators. Feature Inglenook fireplace with inset wood burning stove & recess shelving. Cupboard to Inglenook gas log burner fireplace chimney breast recessed with wall mounted consumer unit housing meters. Latch door into Dining room & door through to Kitchen/Breakfast room

Kitchen/Breakfast Room

A range of wall & base units with roll edge worksurfaces over & tiled splashbacks. One and a half bowl sink & drainer unit with swan neck mixer tap over. Built in eye level Neff electric oven & grill. Neff 5 ring gas hob with extractor hood over. Integrated fridge freezer. Breakfast bar with space & plumbing under for washing machine and dishwasher. Pantry cupboard with shelving. Quarry tiled flooring. Double glazed window to rear. Stairs raising to first floor. Further double glazed window to rear. Radiator. Exposed ceiling beams. Latch door to cloakroom. Opening into Dining room

Dining Room

14' 7" x 13' 5" (4.45m x 4.09m) Vaulted ceiling. Oak flooring. Two double glazed leaded light windows to front. Radiator. Feature internal leaded light window to half landing for the staircase that runs to Kitchen/Breakfast room. Double glazed double doors with wing windows onto rear garden. Two radiators. Opening to Family room

Family Room

20' 10" x 11' 6" (6.35m x 3.51m) Double glazed window to side. Double glazed double doors with wing windows onto rear garden. Oak flooring. Two radiators. Door to storage room.

Storage Room

Built in shelving.

Cloakroom

Low level WC. Wash hand basin. Tiled splashbacks. Obscure double glazed window to rear. Wall mounted gas boiler.

Landing

Split level landing with exposed wall beams and doors into all rooms.



Bedroom 1

13' 4" x 10' 11" (4.06m x 3.33m) Leaded light window to front. Exposed wall beams. Feature arched wall with inset window. Radiator. Built in wardrobes. Eave storage.

Bedroom 2

12' 4" x 12' 2" (3.76m x 3.71m) Double glazed window to side. Full height tilt & turn double glazed window to rear overlooking paddock land. Built in wardrobes.

Bedroom 3

13' 4" x 7' 11" (4.06m x 2.41m) Leaded light double glazed window to side. Exposed wall beams. Built in wardrobe.

Bathroom

Four piece suite comprising panel enclosed bath. Low level WC. Pedestal wash hand basin.. Shower cubicle. Wood panelling to dado height tiled splashbacks. Wood effect flooring. Extractor fan. Radiator. Obscure double glazed window onto rear.



Outside

Rear Garden

Private enclosed west facing garden. Paved patio area. Laid to lawn with views over paddock land. Raised flower & shrub borders with a variety of well stocked flowers & shrubs. Outside light. Water tap.

Front Garden

Laid to lawn with Beech hedging to three sides. Paved & shingle driveway providing off road parking for several cars. Storm canopy. Outside storage shed.

Brick built storage

Accessed from the front garden. Fitted with power & light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



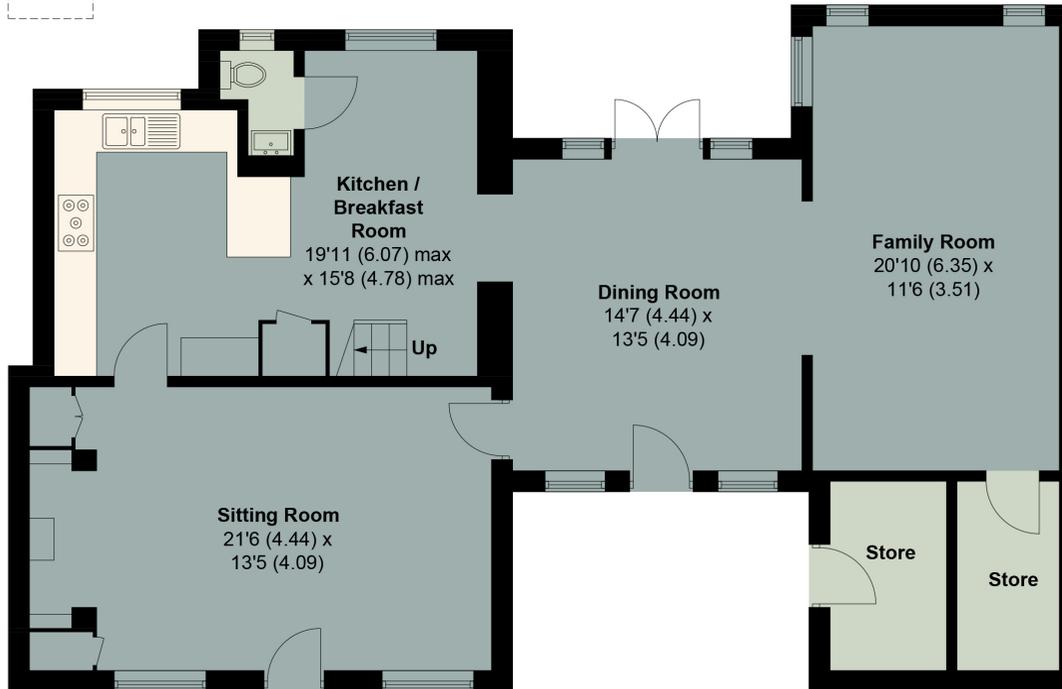




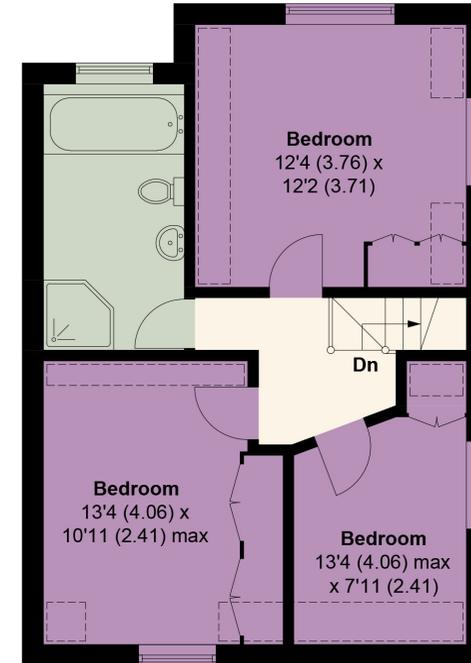
Approximate Area
Ground Floor = 106.3 sq m / 1,144 sq ft
First Floor = 51.3 sq m / 552 sq ft
Total = 157.6 sq m / 1,696 sq ft



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR



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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