



Bury End

Pirton, Hitchin,
Hertfordshire, SG5 3QB
Guide Price £900,000

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This superb four double bedroom detached family home resides towards the end of Bury Lane in the highly sought after village of Pirton. The property resides centrally within its plot whilst offering a prominent place in the village which is within easy walking distance to the local amenities and only a few minutes stroll from open countryside.

This home offers wonderfully light and balanced accommodation throughout and is evenly arranged over two floors. Commencing with the large 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 left hand side is the triple aspect sitting room with a circular bay window and feature fire place. This then flows through to the dining room which is accessed via both the hallway and sitting room and offers double doors out to the rear garden. To the right hand side is the kitchen/breakfast room with pantry. To the rear of this is a generous utility room.

Upstairs there are four really good size bedrooms including the main principal bedroom suite with dual aspect bedroom, dressing area and en-suite shower room. The floor is completed with a family bathroom. The property resides on a lovely plot with a wonderful garden bordered by both fencing and mature trees. There is a lovely patio area leading out from the rear of the house and flows onto the lawn area. The front of the property offers ample off road parking on the driveway and access to the double garage to the side. There is the potential for further extension over the garage (STPP).

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

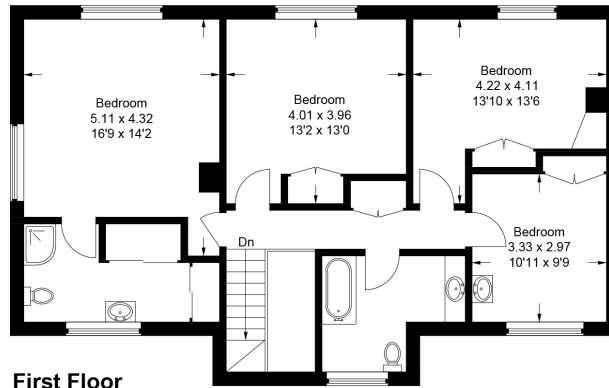
- A wonderful four bedroom family home
- Generous triple aspect sitting room, dining room and kitchen/breakfast room
- Dual aspect principal bedroom with ensuite
- Mature gardens with driveway and double garage
- Quiet village lane location which leads on to the bury
- 4.2 miles, 17 mins drive from Hitchin Mainline train station (as per Google Maps)
- NO ONWARD CHAIN



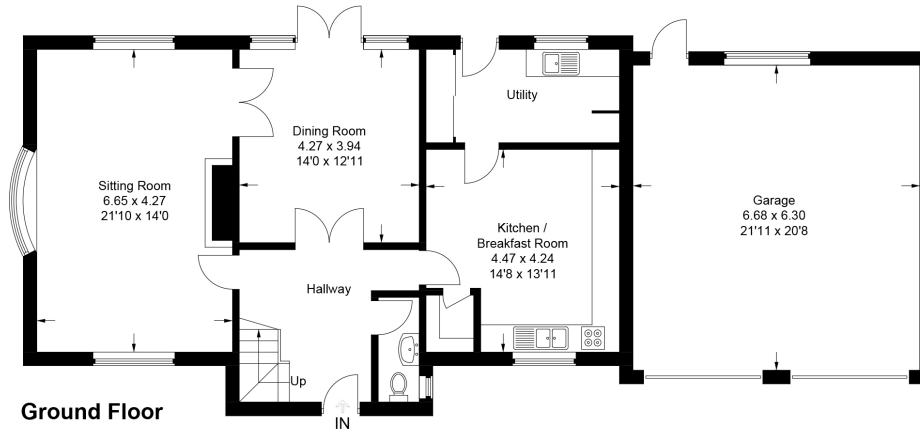




Approximate Gross Internal Area
 Ground Floor = 89.9 sq m / 968 sq ft
 First Floor = 89.5 sq m / 963 sq ft
 Garage = 42.3 sq m / 455 sq ft
 Total = 221.7 sq m / 2,386 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	61	
(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

Viewing by appointment only

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