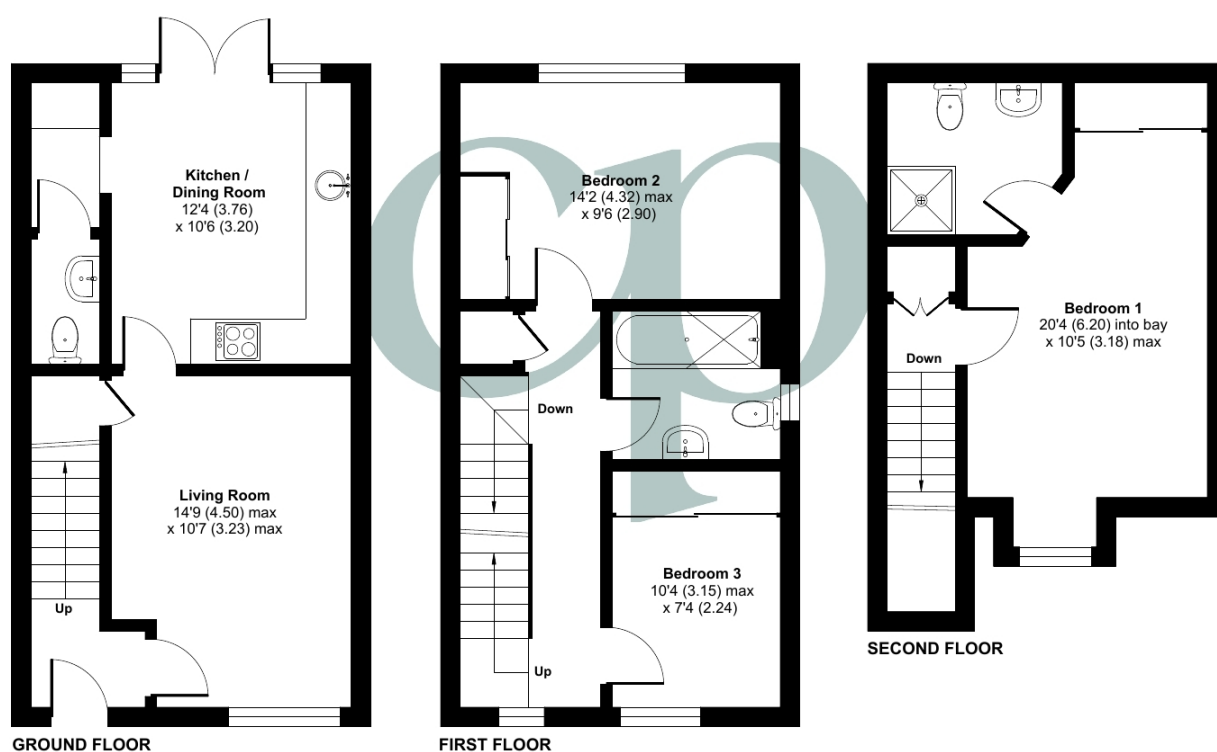


14, Cadet Close



Approximate Area = 1043 sq ft / 96.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Country Properties. REF: 1145696

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

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properties

The 'Mackenzie' is a beautifully presented 3 bedroom home built by Bloor Homes arranged over three floors. Offered with no upward chain this property also boasts a southerly aspect landscaped rear garden, cul de sac location and driveway parking for two cars.

- Fully integrated kitchen/diner french doors opening onto the rear garden
- Separate utility room & cloakroom
- Main bedroom with en-suite shower room
- Driveway parking for 2 cars plus further visitors parking available
- NHBC 10 year builders guarantee from 2021
- Short drive to the historic town of Hitchin with a variety of shops, cafes, pubs and restaurants
- Mainline stations at Hitchin & Arlesey provide direct link to London and Cambridge

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Amtico flooring. Radiator. Door into:

Living Room

10' 7" x 12' 4" (3.23m x 3.76m) Double glazed window to front. Amtico flooring. Radiator. Understairs storage cupboard. Door into:

Kitchen/Dining Room

10' 6" x 12' 4" (3.20m x 3.76m) A range of wall and base units with wood effect worksurfaces and upstands. Stainless steel sink with drainer and mixer tap over. Fitted eye level double oven. Inset gas hob with stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Amtico flooring. Double glazed french doors with fitted blinds, opening onto the rear garden. Opening into:

Utility Room

Base units with integrated washer/dryer. Wall cupboard housing gas boiler. Amtico flooring. Door to:

Cloakroom

Suite comprising low level wc and wash hand basin with tiled splashback. Extractor. Amtico flooring.



FIRST FLOOR

Landing

Stairs rising to second floor. Radiator. Storage cupboard. Doors into both bedrooms and bathroom.

Bedroom 2

9' 6" x 14' 2" (2.90m x 4.32m) Double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom 3

7' 4" x 10' 4" (2.24m x 3.15m) Double glazed window to front. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath, low level wc and wash hand basin. Heated towel rail. Partially tiled walls. Obscure double glazed window to side.

SECOND FLOOR

Landing

Double glazed window to front. Storage cupboard. Door into:

Bedroom 1

10' 5" x 20' 4" (3.17m x 6.20m) Double glazed window to front. Radiator. Built-in wardrobes. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle, vanity wash hand basin and low level wc. Partially tiled walls and tiled flooring. Velux window to rear.

OUTSIDE

Front Garden

Footpath to front door with mature flower/shrub borders. Gated access to rear garden. Driveway providing off road parking for 2 cars.

Rear Garden

Southerly aspect rear garden laid to artificial lawn with paved patio area. Double power point and cold water tap. Garden shed to remain. Gated access to the front.

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

