



48, New Town

Codicote, Hitchin,
Hertfordshire, SG4 8UQ
Guide Price £375,000

country
properties

WHAT A GEM!! This delightful 2 bed semi detached property comprises of modern decoration throughout, off road parking for 2 cars with detached garage and courtyard garden. With modern flooring, kitchen and bathroom this property is a must view.

- 2 BED SEMI DETACHED
- VILLAGE LOCATION
- MODERN KITCHEN AND BATHROOM
- OFF ROAD PARKING FOR 2 CARS
- DETACHED GARAGE
- RECENTLY REDECORATED THROUGHOUT
- MODERN FLOORING
- JUST OFF CODICOTE HIGH STREET
- POTENTIAL FOR LOFT CONVERSION

Ground Floor

Entrance Porch

Oak effect laminated flooring. Two line casement double glazed UPVC window overlooking the side. Glass panelled door leading to living room. Foldable door housing storage with meters and RCD unit.

Living / Dining Room

Freshly laid oak effect laminated flooring continuing from porch. Two line casement double glazed UPVC windows overlooking the front. Newly laid carpeted stairs leading to 1st floor. USB plug sockets. TV and telephone point. Modern wall mounted radiator. Sunken ceiling downlighters. Door leading to kitchen.

Kitchen

Selection of wall and floor storage cupboards white in colour. Selection of integrated appliances including candy oven, 4 ring electric induction hob and extractor fan over. Space for under the counter washing machine and space for freestanding fridge freezer. Under the stair storage cupboard. Modern radiator. Two lined casement double glazed UPVC windows overlooking the garden. UPVC door leading to garden. Wall mounted Vaillant combi boiler which runs off a hive heating system.. Tiled flooring. 11/2 stainless steel sink basin with chrome mixer tap.



First Floor

Landing

Freshly laid new carpet. Velux skylight. Loft access. Doors leading to all rooms.

Master Bedroom

Continuation of new carpet. Modern radiator. Two line casement double glazed UPVC windows overlooking the front with field views. USB plug sockets. Sunken ceiling downlighters.

Bedroom 2

Continuation of new carpet. Two line casement double glazed UPVC windows overlooking the front with field views. New modern radiator. USB plug sockets. Door leading to built in wardrobe.

Bathroom

Three piece bathroom suite comprising of modern panelled bath with chrome mixer taps. Thermostatically controlled shower with riser adjustment. Low level WC with dual flush. Large sink basin with chrome mixer tap with draw storage underneath and mosaic style splash-back. Sunken ceiling downlighters. Velux skylight.. Extractor fan. Door leading to airing cupboard with shelving for storage. Laminated tile style flooring. Fully tiled walls around bath area. Mounted heated towel rail.

Exterior

Front Garden

Block paved pathway leading to UPVC front door. Blocked paved driveway big enough for two cars also leading to garage. Small lawn area.

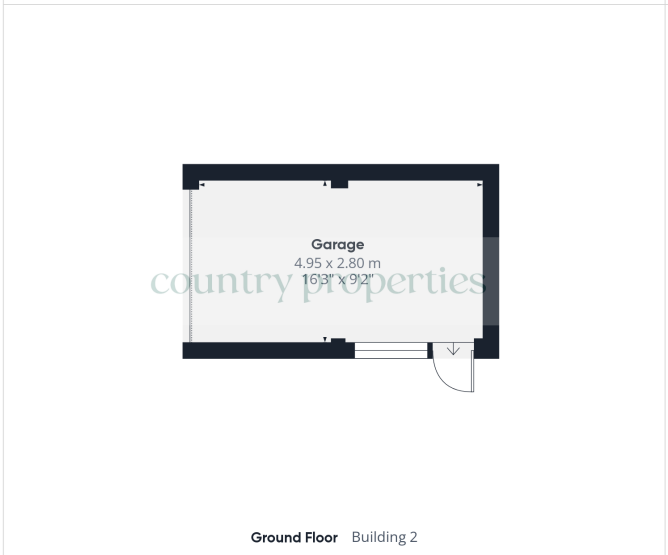
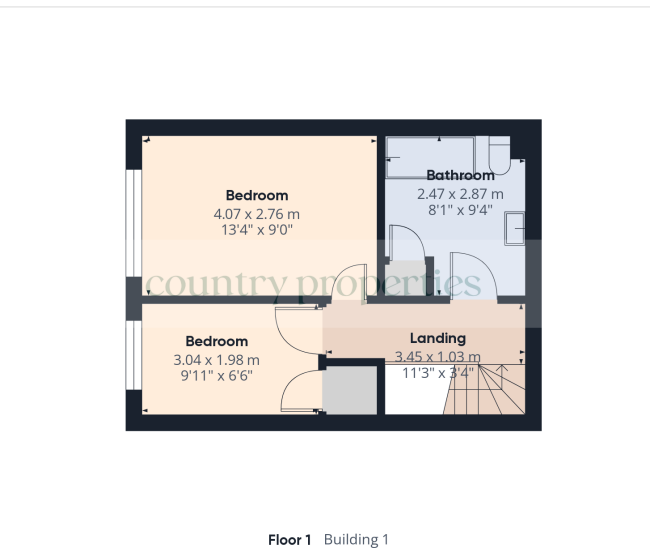
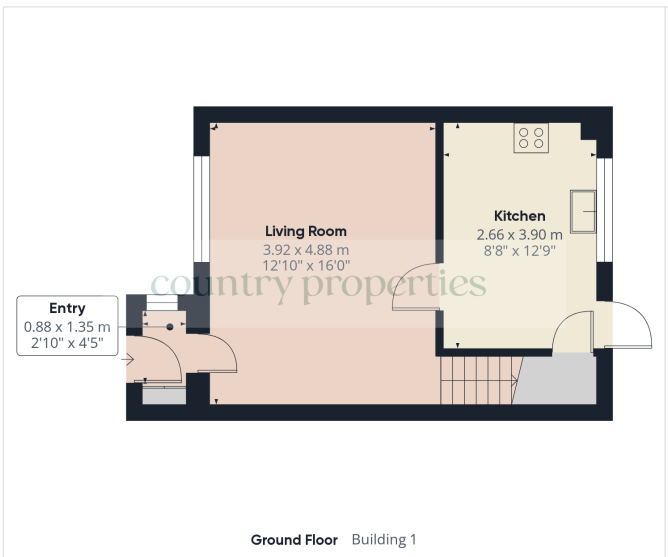
Rear Garden

Low maintenance courtyard garden with newly laid Indian sandstone paving. Door leading to garage. Gated side access. Outdoor tap.

Garage

Roll over door to gain access from the front. Door leading to garden within. Decent space for storage with the added bonus of boarded roof for extra storage.



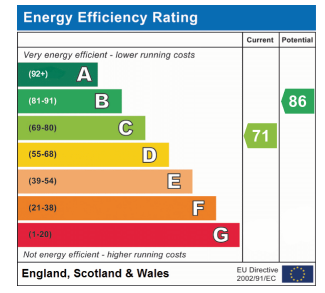


Approximate total area⁽¹⁾
 76.05 m²
 818.6 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

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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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