



Ninesprings Way, Hitchin, Hertfordshire. SG4 9NX







## 2 Bedroom Semi-Detached Bungalow Offers Over £500,000 Freehold

Situated within the popular SG4 9 postcode is this extended two bedroom semi-detached bungalow that benefits from a southerly facing rear garden that measures approximately 100ft.

Internally the accommodation comprises entrance hall, an extended living room with views over the beautiful garden, an extended kitchen, two good size bedrooms, a bathroom and separate WC. Externally the large frontage sets you back from the road and provides off road parking for numerous vehicles, whilst the rear garden is an oasis in which to sit and relax. Early viewing is strongly advised.

- Extended bungalow on a large plot
- Two bedrooms
- Extended living room
- Extended kitchen
- Bathroom
- Separate WC
- Southerly facing rear garden
- Garage and workshop
- Driveway parking for numerous cars
- Awaiting EPC. Council tax band C



**Accommodation****Front Door:**

Double glazed front door.

**Entrance Hall:**

Loft access. Cupboard housing gas boiler. Radiator. Wall mounted thermostat control. Carpet as fitted.

**Lounge/Dining Room:**

Abt. 26' 9" x 11' 5" (8.15m x 3.48m) An extended living room with double glazed sliding patio doors to the rear garden. Feature fireplace with inset electric fire. Two radiators. Coved ceiling. Television point. Carpet as fitted.

**Kitchen/Breakfast Room:**

Abt. 15' 9" x 9' 8" (4.80m x 2.95m) An extended kitchen/breakfast room comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, eye level double electric oven and extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splashback area. Dual aspect double glazed windows to side and rear. Double glazed door to rear garden. Two radiators. Vinyl flooring.

**Bedroom One:**

Abt. 12' 10" x 10' 6" (3.91m x 3.20m) Double glazed window to front. A range of built in wardrobes. Radiator. Carpet as fitted.

**Bedroom Two:**

Abt. 10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to front. Radiator. Carpet as fitted.

**Bathroom:**

A coloured suite comprising panelled bath with mixer tap and shower over, vanity unit with inset wash hand basin. Part tiled walls. Radiator. Double glazed window to side. Carpet as fitted.

**Separate WC:**

Low level wc. Double glazed window to side. Vinyl flooring.

**Outside****Front Garden:**

A driveway and gravelled area provides off road parking for several vehicles.

**Rear Garden:**

A good sized south easterly facing garden with a paved patio area leading to an established lawn with attractive, well stocked borders. Various trees. Gated rear access. Greenhouse. Gated side access.



**Garage:**

A brick built garage with up and over door. Power, light and water. Wall mounted wash hand basin. Twin aspect double glazed windows to side. Double glazed door leading to the rear garden. Door to workshop.

**Workshop:**

Double glazed window to rear. Power and light.

**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.





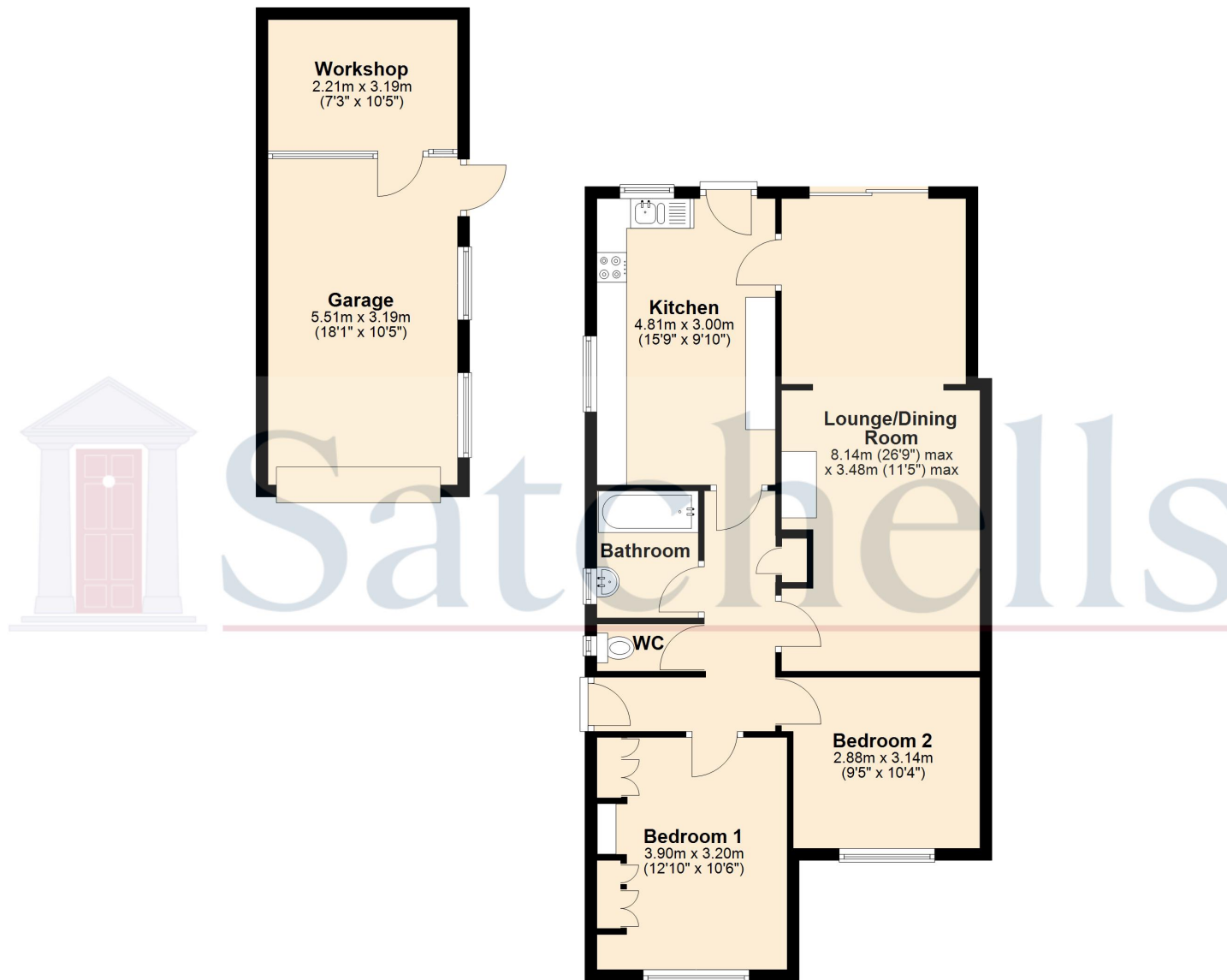


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## Floor Plan



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.