



38, Hitchin Road

Weston, Hitchin,
Hertfordshire, SG4 7AY
OIEO £795,000

country
properties

A beautifully presented, particularly spacious and characterful 4 double bedroom, semi detached family home located on Hitchin Road in the picturesque village of Weston. Originally dating back to 1912 and having been extended over time, the property now offers a 22ft lounge, study, snug, cloakroom/utility and 37ft kitchen/dining space with bi-folding doors overlooking the beautiful rear garden on the ground floor. On the first floor there are 4 generous double bedrooms with Juliette balcony and en-suite to the master and family bathroom. Externally and to the rear, the home benefits from a stunning rear garden measuring approximately 80ft x 40ft with attractive terrace, seating areas, timber storage shed, mature beds and borders and vegetable patch. To the front there is a small but very private front garden laid to lawn enclosed by a tall hedge with a 2-3 car driveway at the side leading to the detached home office.

- Particularly spacious family home
- 22ft Lounge and 37ft kitchen/diner
- En-suite & Juliette balcony overlooking rear garden to master
- 2 - 3 car driveway
- Characterful features throughout
- 4 generous double bedrooms
- Stunning 80ft rear garden
- Detached home office



Accommodation

Entrance Hallway

Stairs to the first floor, radiator, under stairs storage cupboard, doors to: Lounge, Study and Snug.

Study

11' 0" x 11' 0" (3.35m x 3.35m)

Window to the front aspect, radiator, fireplace.

Lounge

14' 8" x 22' 0" (4.47m x 6.71m)

Underfloor heating, windows to the side and front aspect, fireplace with wood burner, double doors to kitchen/diner, double doors to the snug.

Snug

15' 7" x 10' 9" (4.75m x 3.28m)

Radiator, fireplace with wood burner, opening to:

Kitchen/Diner

37' 0" x 9' 7" (11.28m x 2.92m)

Underfloor heating, window to the rear aspect, bi-folding doors to rear terrace, French doors to side, range of wall mounted and base level units with work surface over and inset sink with drainer. Space for dishwasher, large American style fridge/freezer, cooker with extractor over, door to:

Rear Lobby

Window to the side aspect, external door to rear terrace, door to:

Utility/Cloakroom

7' 9" x 8' 7" (2.36m x 2.62m)

Window to the rear aspect, WC, wash hand basin, wall mounted boiler, shelving with space for a washing machine and tumble dryer.

First Floor

Landing

Loft hatch, roof light, storage cupboard, doors to:



Master Bedroom

16' 7" x 10' 8" (5.05m x 3.25m)

Radiator, Juliette balcony to the rear, window to the side aspect, built in wardrobes, door to:

En-suite

Window to the side aspect, heated towel rail, WC, wash hand basin, shower cubicle.

Bedroom Two

14' 8" x 10' 0" (4.47m x 3.05m)

Window to the front aspect, radiator, loft hatch.

Bedroom Three

14' 0" x 9' 9" (4.27m x 2.97m)

Window to the front aspect, feature fireplace, radiator.

Bedroom Four

12' 0" x 8' 5" (3.66m x 2.57m)

Window to the rear aspect, radiator, feature fireplace.

Family Bathroom

Velux window to the rear aspect, bath with shower over and screen, heated towel rail, wash hand basin, WC.



External

Rear Garden

Wrap around terrace with seating area leading to large rear garden laid to lawn measuring approx. 80ft x 40ft with mature beds, borders and vegetable patch, bordered on two sides by fields. Gated access to front at side, timber storage shed at rear, tree house and a detached home office.

Front

Driveway providing off road parking for 2-3 cars leading to enclosed front garden laid to lawn and ornamental beds. Gated access at side to rear.

Detached Home Office

13' 4" x 7' 5" (4.06m x 2.26m)
Fully insulated, window to the side aspect, door to front, light, power, separate storage area at end.

Weston

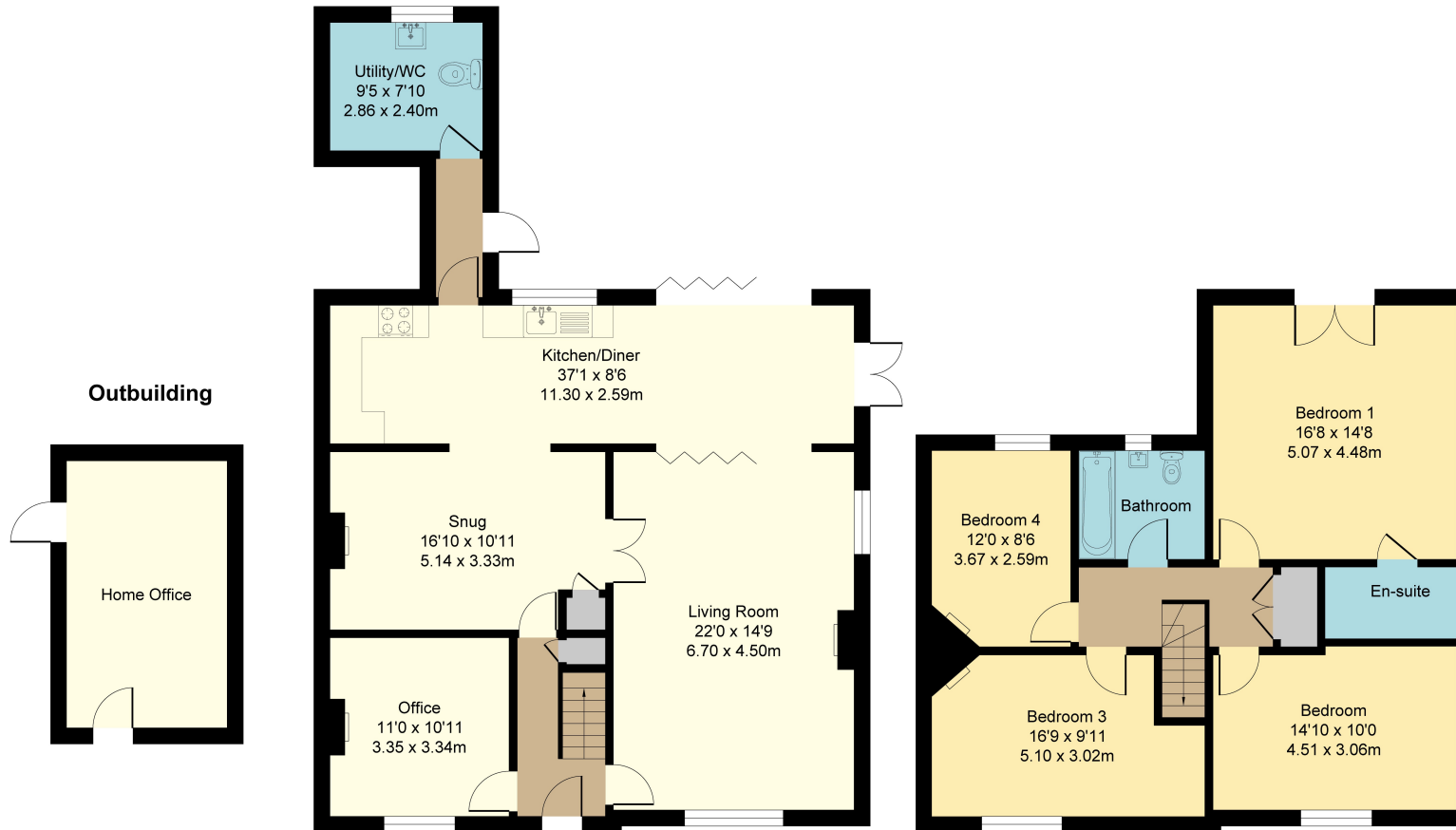
This picturesque village is popular with ramblers, horse riders and cyclists and is situated within North Hertfordshire located 4 miles north of Stevenage and 2.5 miles south of Baldock. There is easy access to the A505, A507 and A1(M) making it a super destination for commuters looking for a peaceful retreat at the end of a hard day in the office. Within the village there is a highly regarded C of E Primary School that feeds into The Knights Templar school, a general village store with post office, two village pubs and a village hall that hosts many local events. Holy Trinity Church is the parish church which hosts classical musical concerts throughout the year and in the churchyard is the supposed grave of the legendary giant Jack O' Legs.
A lovely place to live and play!



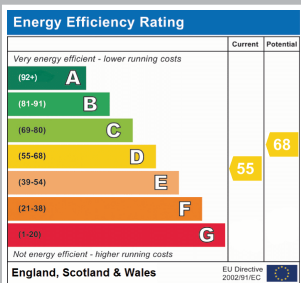


Ground Floor
Area: 102.8 m² ... 1107 ft²

First Floor
Area: 78.2 m² ... 842 ft²



Total Area: 181.0 m² ... 1948 ft²
All Measurements are approximate and for display purposes only



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 | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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