



Bury Road, Shillington, Hitchin, Bedfordshire. SG5 3NZ







## 4 Bedroom Detached House

### Offers in Excess of £800,000 Freehold

" A particularly spacious, brand new four bedroom house, measuring approximately 1800 square feet"

This lovely house has been traditionally built to a very high standard and has a lovely west facing garden. The house enjoys four double bedrooms, and the master has a Juliet balcony with lovely views over the paddock and fields. There is a large four piece family bathroom and an en-suite. The ground floor is outstanding; the beautiful kitchen is 21"11 by 10"4 with concertina doors leading to the patio and garden, and the 20-foot lounge has double doors to the garden. There is also a study, WC and a utility room. Outside there is a westerly facing garden with a single garage and paddock.

- Stunning four bedroom luxury family home
- Large kitchen, utility and cloakroom
- En-suite to master
- Air source heat pump system
- Underfloor Amtico flooring
- Three reception rooms
- Large driveway and ample parking
- Large garden with stunning views
- Garage
- Close to Regina Caeli private school
- EPC rating B. Council tax band G

## **Ground Floor**

### **Entrance:**

Via a composite door leading to:

### **Hallway:**

Amtico heated flooring, Oak staircase to first floor. Storage cupboard beneath. Oak doors throughout the house. Door to:

### **Study:**

Abt. 11' 7" x 7' 9" (3.53m x 2.36m) Double glazed sash window. Tv point.

### **Cloakroom:**

Partly tiled. Push-button low-level WC. Wash basin with chrome mixer tap. Storage. Underfloor heating. Tiled flooring. Extractor. Obscure glazed sash window to front.

### **Kitchen/Family Room:**

Abt. 22' 8" x 17' 3" (6.91m x 5.26m) An excellent selection of base and wall units with soft close doors and draws. All Integrated Siemens appliances. Tall upright larder style cupboard. Induction hob and ceiling mounted extractor. Large island unit cupboard and drawers. Sink unit with mixer taps. Recessed spotlights. Quartz worksurfaces and matching upstands. Amtico flooring heating. Double glazed Bi folds with double glazed sash windows. Door to:

### **Utility:**

Abt. 9' 5" x 6' 5" (2.87m x 1.96m) An excellent selection of base and wall units. Quartz worksurfaces and marching upstands. Space and plumbing for washing machine, space for tumble dryer. Stainless steel double drainer sink unit with chrome mixer tap. Double glazed sash window to side.

### **Lounge:**

Abt. 20' 5" x 11' 7" (6.22m x 3.53m) Uvpc double glazed French doors leading out to the garden. TV point, large fire place for a log burner.

### **First Floor**

#### **Master Bedroom:**

Abt. 13' 1" x 12' 2" (3.99m x 3.71m) Upvc double glazed French doors opening onto a Juliet balcony, far reaching views across the village. Wrought iron safety rail. TV point. Vertical radiators. Door to:

#### **En-Suite:**

Obscure double-glazed sash window to side, white suite comprising push-button low-level WC, wash basin with chrome mixer taps. Vanity Unit and corner glazed shower cubicle with matching screen door and fixed flexible showerhead. Heated chrome towel rail, extractor fan, Spotlights, Part tiled walls. Tiled flooring.

#### **Bedroom Two:**

Abt. 13' 11" x 9' 6" (4.24m x 2.90m) Two vertical radiators. Double glazed sash window to rear.

#### **Bedroom Three:**

Abt. 12' 4" x 12' 3" (3.76m x 3.73m) Double glazed sash window to front. Two vertical radiators.

#### **Bedroom Four:**

Abt. 13' 6" x 12' 3" (4.11m x 3.73m) Double glazed sash window to the rear with great views. Two vertical radiators.

**Family Bathroom:**

Obscure double-glazed sash window to front, fitted white suite comprising push-button low-level WC. Washbasin with chrome mixer tap set in a vanity unit with drawers and corner glazed shower cubicle with fixed and flexible showerheads. Part tiled walls. Tiled flooring. Recessed spotlights. Extractor fan. Heated towel rail.

**External  
Rear Garden:**

The garden is mainly laid to lawn, with a patio area outside bifold and by rear of garage. Views across the paddock. There is an opportunity to purchase some of the paddock behind the property as a separate purchase for £32,000.

**Paddock:**

Directly behind the house is a paddock approximately 45 metres in length or 147 feet, the width is approximately 50 feet or 15 metres. This could give enough space to create your own rugby or football pitch, swimming pool, an orchard or grow fruit and vegetables or perhaps keep bees or run a forest school; the possibilities are endless.

**Additional Information:****Agents Note:**

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



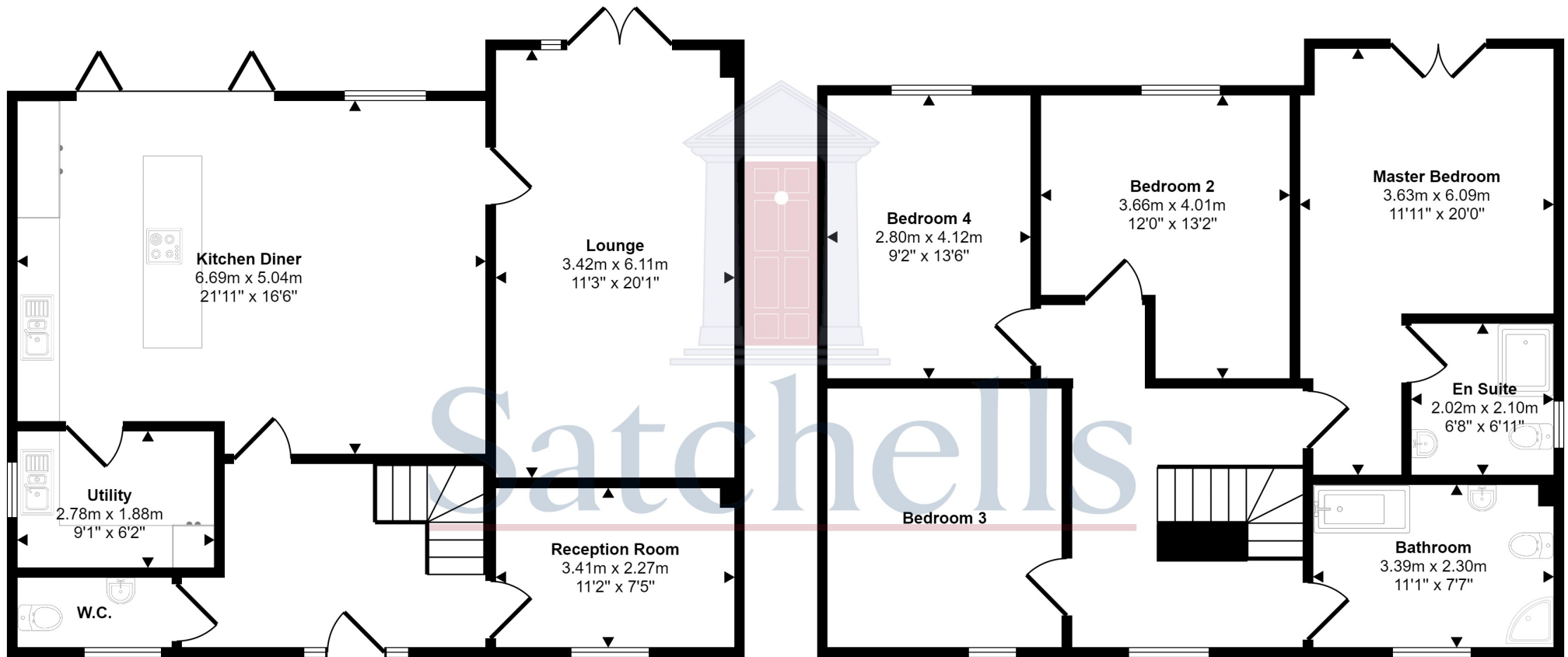




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Approx Gross Internal Area  
166 sq m / 1788 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.