



Moss Way, Hitchin, Hertfordshire. SG5 2QW







## 3 Bedroom Semi-Detached House

### Guide Price £525,000 Freehold

A spacious, extended semi-detached family home with garage and driveway conveniently located for many amenities including good schools for all age ranges, the town centre and attractive countryside at Oughton Head.

Internally the well-presented accommodation comprises entrance hall, sitting room with bay window, a large dining room, kitchen/breakfast room, refitted utility room and cloakroom to the ground floor. Upstairs there is a 21ft principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and a family bathroom. There is also access to a sizeable loft room, ideal for use as a hobby room. Externally are front and rear gardens, driveway parking and a garage.

- Extended family home
- Three generous bedrooms
- En-suite to principal bedroom
- Two large reception rooms
- Kitchen/breakfast room
- Cloakroom and utility room
- Westerly facing rear garden
- Garage and driveway
- Chain free
- EPC rating C. Council tax band C

## **Ground Floor**

### **Front Door:**

Hardwood front door with double glazed leaded light top pane.

### **Entrance Hall:**

Stairs to first floor. Radiator. Dado rail. Laminate flooring.

### **Sitting Room:**

Abt. 15' 0" x 13' 8" (4.57m x 4.17m) Double glazed bay window to front. Radiator. Feature fireplace with inset electric fire. Television point. Wall lights. Coved ceiling. Laminate flooring.

### **Dining Room:**

Abt. 16' 8" x 9' 11" (5.08m x 3.02m) Twin aspect windows to side. Coved ceiling. Radiator. Laminate flooring.

### **Kitchen/Breakfast Room:**

Abt. 16' 8" x 8' 6" (5.08m x 2.59m) A well appointed kitchen/breakfast room comprising a good range of eye and base level units with ample roll edge work surfaces. Single drainer stainless steel one and a half bowl sink unit. Gas cooker point. Plumbing for dishwasher. Space for fridge/freezer. Tiled splash backs. Double glazed sliding patio door to rear garden. Hardwood multi-panel door to side passage. Double glazed window to rear. Inset ceiling lights. Radiator. Coved ceiling. Tiled flooring.

### **Side Passage:**

A covered side passage with double glazed doors to front and rear. Door to utility room.

### **Utility Room:**

Abt. 8' 11" x 8' 9" (2.72m x 2.67m) A recently refitted utility room. Single drainer stainless steel sink unit with cupboards under. Further full height storage cupboards. Plumbing for automatic washing machine. Double glazed window to rear. Tiled flooring. Doors to cloakroom and garage.

### **Cloakroom:**

A white suite comprising low level WC and wash hand basin. Double glazed window to rear. Heated towel rail. Tiled flooring.

## **First Floor**

### **Landing:**

Double glazed window to side. Dado rail. Carpet as fitted.

### **Principal Bedroom:**

Abt. 21' 0" x 9' 7" (6.40m x 2.92m) A large main bedroom with double glazed window to rear. Two sets of fitted wardrobes with sliding doors. Radiator. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Half tiled walls. Double glazed window to rear. Extractor fan. Radiator. Inset ceiling lights. Coved ceiling. Vinyl flooring.

### **Bedroom Two:**

Abt. 11' 11" x 7' 9" (3.63m x 2.36m) Double glazed window to front. Radiator. Airing cupboard. Access to the loft room via a retractable ladder. Carpet as fitted.



**Bedroom Three:**

Abt. 9' 2" x 8' 9" (2.79m x 2.67m) Double glazed window to front. Radiator. Built-in overstairs cupboard. Carpet as fitted.

**Family Bathroom:**

A white suite comprising a panelled bath, pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

**Loft Room:**

A useful, fully boarded loft space, accessed via a retractable ladder. ideal for use as a home office or hobby room. Double glazed window to side. Eaves storage cupboard. Wall mounted gas boiler. Power and light.

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

A block and paved driveway leading to the garage provides off road parking for two cars. A variety of flowers and shrubs.

**Rear Garden:**

A good size, westerly facing rear garden with patio area, ornamental pond and timber pergola. There is a range of flowers, plants and shrubs.

**Garage:**

Abt. 16' 8" x 8' 11" (5.08m x 2.72m) A brick built single garage with up and over door. Power and lighting. Door to utility room.

**Agents Note:**

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





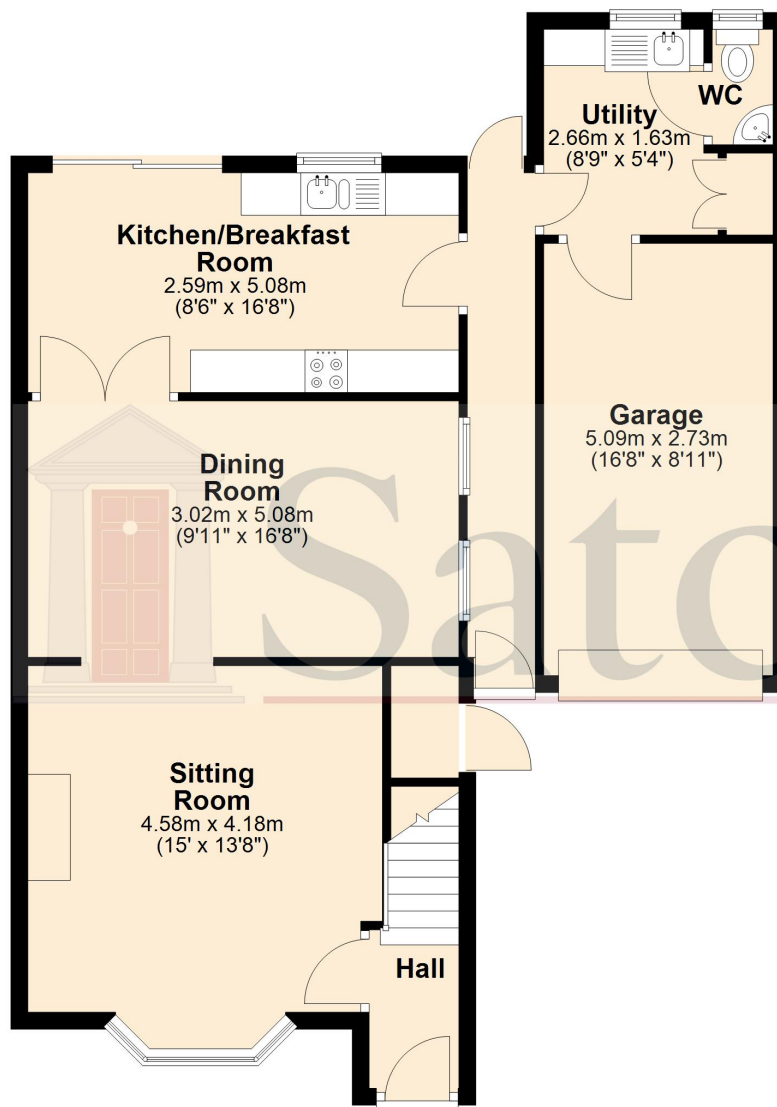


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

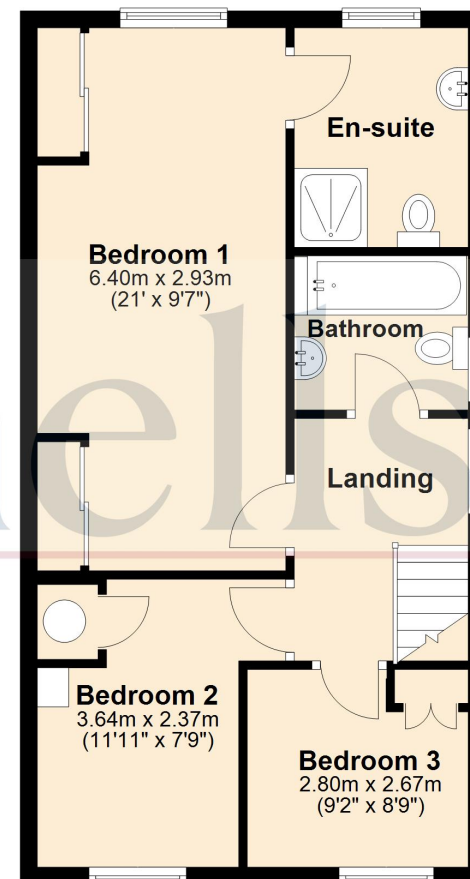




## Ground Floor



## First Floor



For illustration 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.