



Viewing by appointment only

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This attractive four bedroom home has been designed with families in mind, offering over 2,300 sq ft of spacious, well proportioned and versatile accommodation throughout. The property is a short drive to the market town of Hitchin with cafe's, restaurants and regular train links into the city.

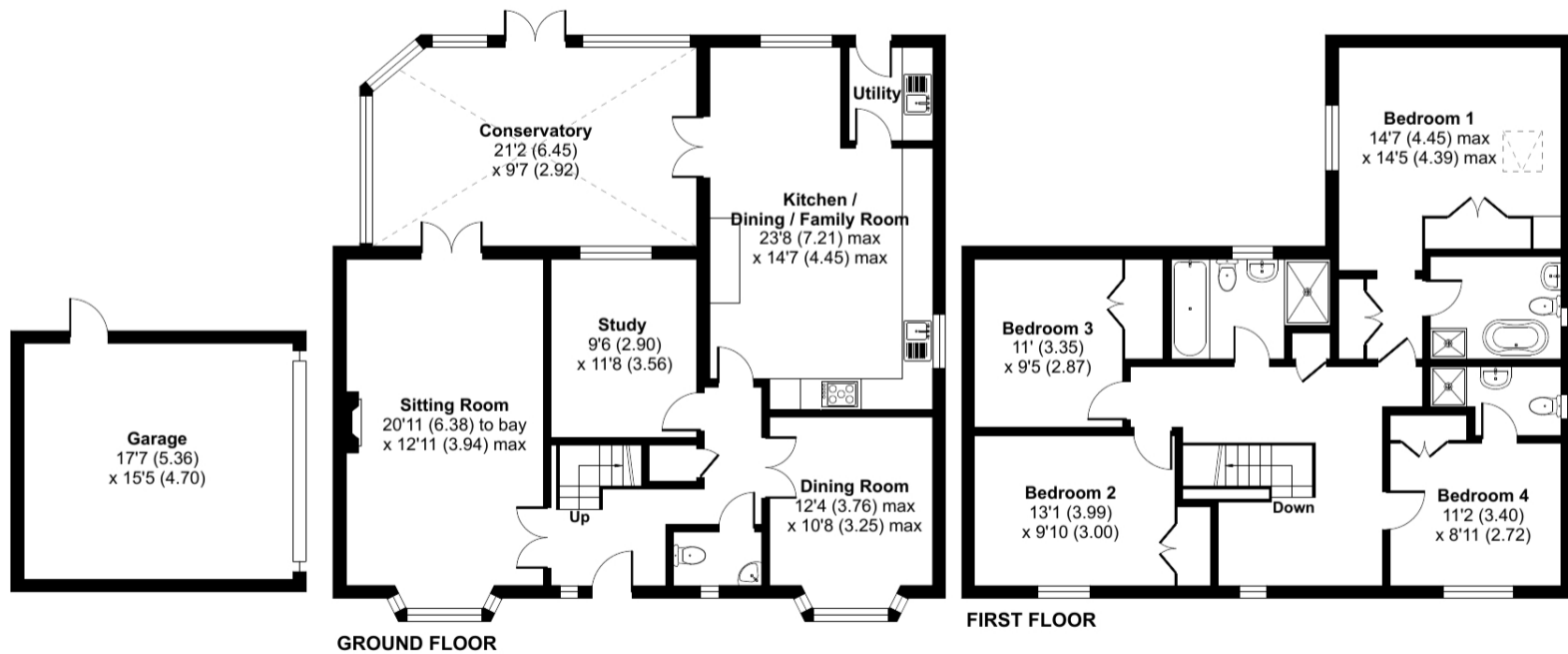
- Fantastic presentation is on offer so just move in to this spacious family home
- Four bedrooms - 2 with en suites and family bathroom
- Additional allocated block paved parking area directly opposite the property for 3 cars
- Separate study – ideal for those working from home
- Double garage and driveway providing parking behind secure gates
- Short walk to Pollards Park with an abundance of countryside walks on your doorstep



## Floor Plans



Approximate Area = 2399 sq ft / 222.8 sq m  
 Garage = 271 sq ft / 25.1 sq m  
 Total = 2670 sq ft / 247.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1026653



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.





## GROUND FLOOR

### Entrance Hall

Double glazed window to front. Stairs rising to first floor accommodation with under-stairs storage cupboard. Radiator. Karmdean wood effect flooring. Doors into cloakroom, dining room, sitting room, study and kitchen/dining/family room.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Radiator. Partially tiled walls and wood effect flooring. Obscure double glazed window to front.

### Sitting Room

20' 11" (into bay) x 12' 11" (max) (6.38m x 3.94m) Double glazed bay window to front. Two radiators. Feature fireplace with electric fire inset. Double glazed french doors with bespoke fitted shutters, opening into:

### Conservatory

21' 2" x 9' 7" (6.45m x 2.92m) Double glazed construction on brick base with windows to two sides and french doors opening onto the rear garden. Ceiling fan. Fitted blinds. Tiled flooring. Electric heater. Double doors into:

### Dining Room

12' 4" (max) x 10' 8" (max) (3.76m x 3.25m) Radiator. Wood effect flooring. Double glazed bay window to front with bespoke fitted shutters.

### Study

11' 8" x 9' 6" (3.56m x 2.90m) Radiator. Double glazed window to conservatory.

### Kitchen/Dining/Family Room

23' 8" (max) x 14' 7" (max) (7.21m x 4.45m) A range of wall and base units with granite worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Integrated fridge and separate freezer. Wine fridge. Space for dishwasher and microwave. Space for range style oven with stainless steel extractor fan over. Ceramic tiled flooring. Two radiators. Double glazed windows to side and rear with fitted shutters. Double doors opening into the conservatory. Door into:

### Utility Room

A range of base units with complementary worksurfaces over. Inset stainless steel sink with mixer tap over. Space and plumbing for washing machine. Part tiled walls. Cupboard housing gas fired boiler. Extractor. Radiator. Double glazed door to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to front. Radiator. Airing cupboard housing Megaflo hot water cylinder. Doors to all rooms.





### Bedroom 1

14' 7" (max) x 14' 5" (max) (4.45m x 4.39m)  
Dual aspect room with double glazed window with bespoke shutters to one side and velux window to the other side. Radiator. Wood effect flooring. Built-in wardrobes. Door into:

### En-Suite Bathroom

Four piece suite comprising pedestal wash hand basin, low level wc and panel enclosed jacuzzi bath and fully tiled shower cubicle. Partially tiled walls. Shaver point. Extractor. Heated towel rail. Double glazed window to side.

### Bedroom 2

13' 1" x 9' 10" (3.99m x 3.00m) Radiator. Built-in wardrobe. Wood effect flooring. Double glazed window to front with bespoke fitted shutters.

### Bedroom 3

13' 1" x 9' 10" (3.99m x 3.00m) Built-in wardrobe. Radiator. Wood effect flooring. Double glazed window to front with bespoke fitted shutters.

### Bedroom 4

11' 2" x 8' 11" (3.40m x 2.72m) Radiator. Built-in wardrobe. Wood effect flooring. Loft access space. Double glazed window to rear with bespoke fitted shutters. Door into:



### En-Suite Shower Room

White suite comprising low level wc, pedestal wash basin and fully tiled shower cubicle. Radiator. Partially tiled walls and wood effect flooring. Shaver point. Extractor. Double glazed frosted window to side.

### Family Bathroom

Four piece suite comprising panel enclosed bath, low level wc, pedestal wash hand basin and separate fully tiled double shower cubicle. Partially tiled walls. Extractor. Heated towel rail. Obscure double glazed window to rear.

### OUTSIDE

#### Front Garden

Enclosed with hedging with gated access and footpath to front door. External light.

#### Rear Garden

Laid mainly to lawn with paved patio area, mature trees and flower/shrub borders. Outside light and cold water tap.

### Double Garage & Parking

Enclosed gated block paved driveway providing allocated off road parking and access to garage. Double garage with electric up and over door, power/light connected and personal door to rear garden. Additional paved parking for up to 3 cars located on the opposite side of the road.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES