



Sunnydale Cottage

75, Upton End Road, Shillington, Hitchin,
Bedfordshire, SG5 3PE

£800,000

country
properties

Own a piece of history with this charming 4 bedroom detached home boasting character features and offering well balanced and versatile family friendly accommodation throughout. This unique home with split levels, exposed beams, latch doors and countryside walks is one to see.

- Highly sought after village location with a great community spirit situated on the Herts/Beds border
- 17ft Double garage with power and light and off road parking
- Dual aspect master bedroom with exposed beams and en-suite
- Scenic countryside walks via Public footpaths to well regarded schools
- Sunny south facing garden
- 17ft living room with exposed beams and feature fireplace with inset wood burning stove
- Just a short commute to nearby Hitchin



Ground Floor

Entrance Hall

Wood effect flooring. Radiator with decorative cover. Dual aspect multipane window to both sides. Two wall lights. Door through to:

Reception Hall

14' 3" x 12' 1" (4.34m x 3.68m) Exposed wall and ceiling beams. Two multipane windows to front. Feature exposed brick chimney breast with tiled hearth. Stairs raising to first floor. Window to side. Three wall lights. Storage cupboard. Doors into Living room/cloakroom/utility room and kitchen.

Cloakroom/Utility Room

A range of wall and base units with roll edge worksurface over and tiled splashbacks. Butler sink with swan neck mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Obscure multipane window to side. Radiator. Ceramic tiled flooring. Low level wc.

Kitchen/Breakfast Room

14' 2" x 10' 1" (4.32m x 3.07m) A range of wall and base units with roll edge worksurfaces over. Tiled splashbacks. Inset one and a half sink with drainer unit with swan neck mixer tap over. Built-in eye level oven and grill. Built in electric hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge freezer. Multipane window to side. Quarry tiled flooring. Split level with step up to Dining room.

Dining Room

13' 7" x 13' 6" (4.14m x 4.11m) Multipane window to side. Multipane window to front. Multipane bow window to side. Picture rail. Radiator. Inset wood burning stove with stone hearth.

Living Room

17' 11" x 15' 4" (5.46m x 4.67m) Exposed wall and ceiling beams. Two radiators. Multipane window to side. Feature fireplace with exposed brickwork and brick hearth with inset wood burning stove. Four wall lights. Door to study. Double glazed patio doors into Conservatory.

Conservatory

21' 6" x 15' 8" (6.55m x 4.78m) Large Victorian style 'P' shaped conservatory on brick base. Ceramic tiled flooring. Three wall lights. Double doors opening onto rear garden.



Study

8' 5" x 6' 9" (2.57m x 2.06m) Multipane window to rear. Radiator.

First Floor

Landing

Split level landing. Two multipane windows to side. Exposed wall and ceiling beams. Storage cupboard. Airing cupboard housing hot water tank and shelving. Loft access. Radiator.

Master Bedroom

15' 4" x 15' 1" (4.67m x 4.60m) Two multipane windows to rear. Multipane window to front. Two radiators. Exposed wall beams. Door leading to:

En-suite

Low level wc, pedestal wash hand basin. Shower cubicle. Tiled splashbacks. Ceramic tiled flooring. Radiator. Obscure multipane window to rear.

Bedroom 2

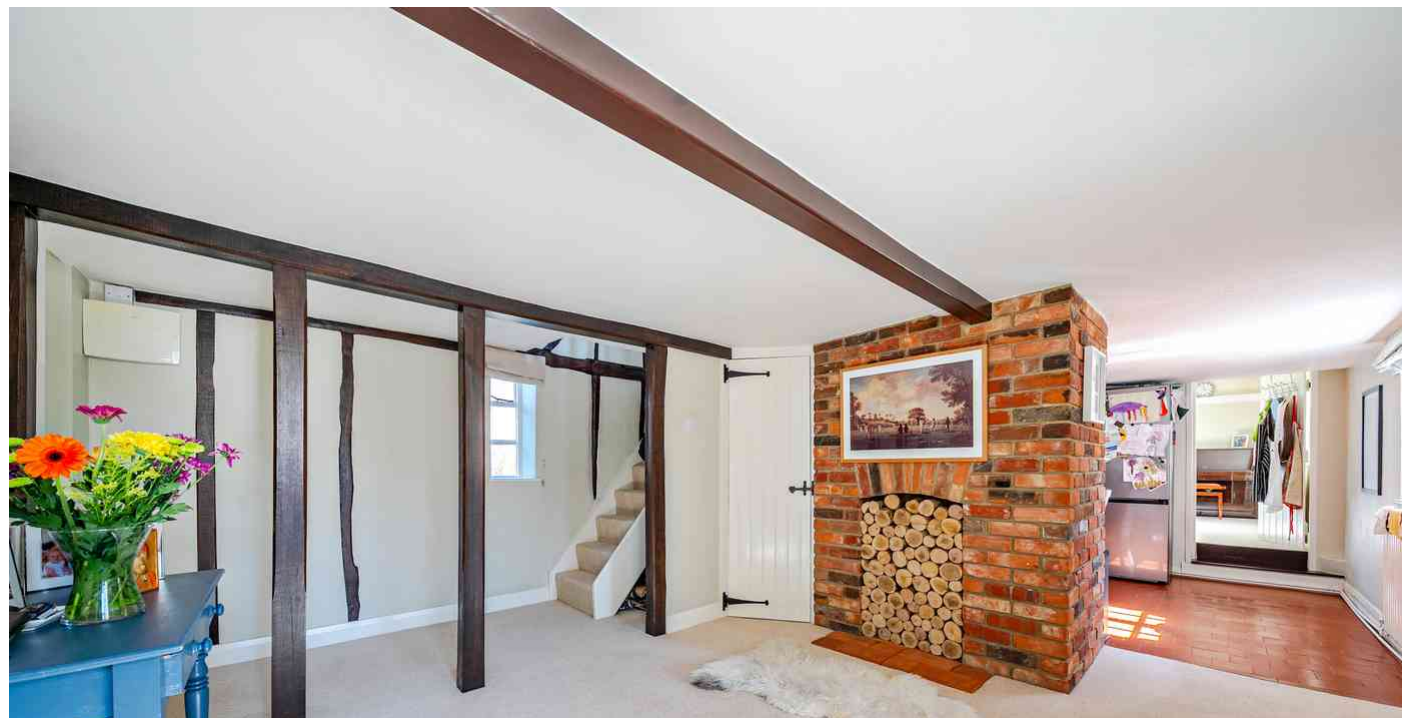
13' 8" x 13' 6" (4.17m x 4.11m) Dual aspect multipane windows to front and side. Radiator.

Bedroom 3

12' 1" x 8' 8" (3.68m x 2.64m) Multipane window to side. Radiator. Exposed wall beams.

Bedroom 4

12' 1" x 8' 6" (3.68m x 2.59m) Multipane window to side. Radiator. Exposed wall beams.



Bathroom

Four piece suite comprising roll top claw foot bath with telephone mixer tap. Vanity wash hand basin, low level wc. Double shower cubicle. Chrome heated towel rail. Tiled splashbacks. Ceramic tiled flooring. Obscure multipane window to side.

Outside

Front Garden

Paved driveway provides off road parking for several cars leading to double garage.

Rear Garden

South westerly facing. Laid mainly to lawn with well stocked flower and shrub borders. Paved patio area. Gated access to front. Power point.

Double Garage

17' 9" x 17' 8" (5.41m x 5.38m) Two up and over doors. Mutipane windows to side and rear and door leading to rear garden. Power and light.

Agents Note

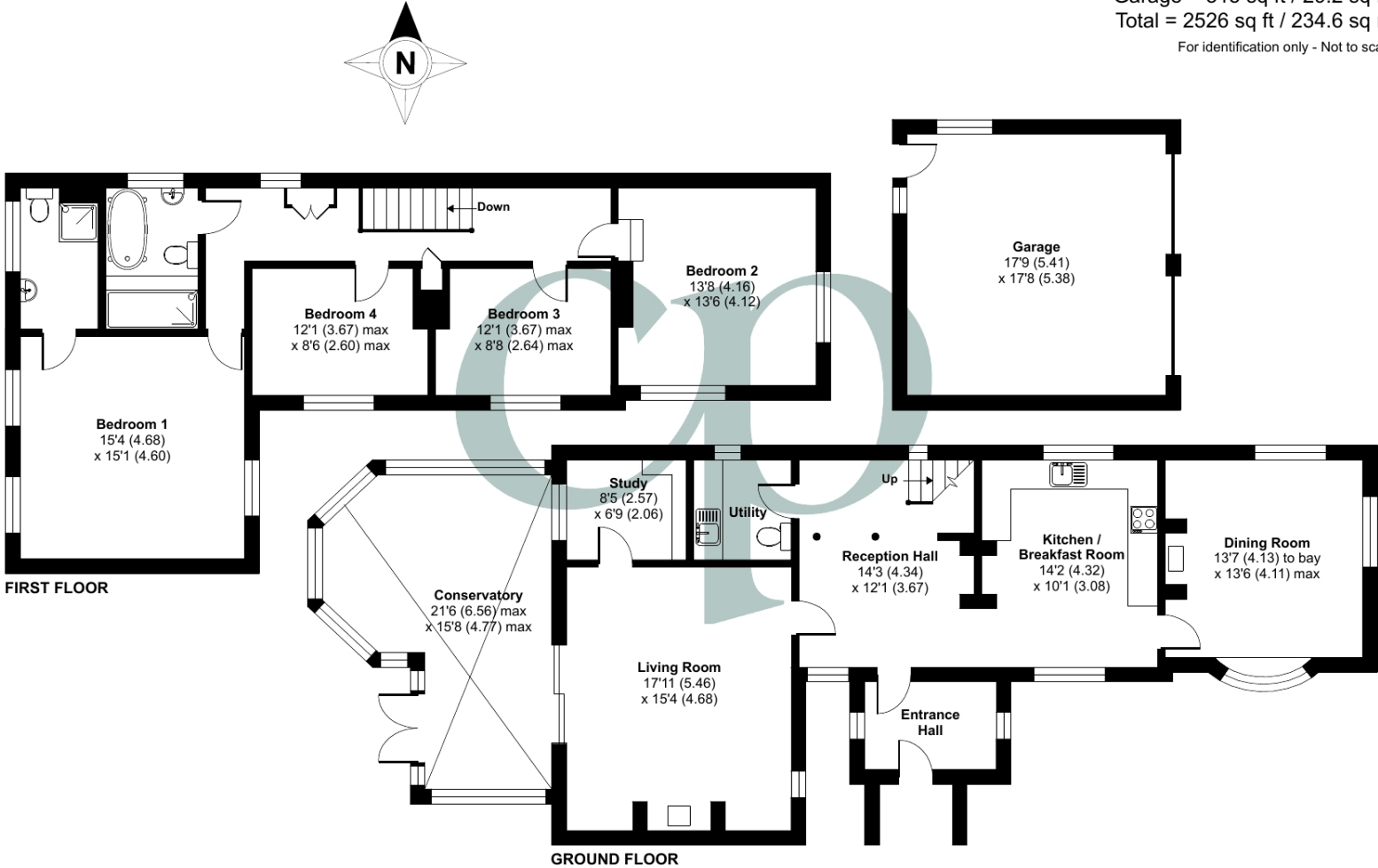
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

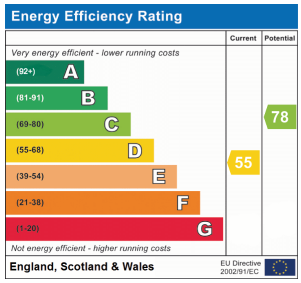




Approximate Area = 2211 sq ft / 205.4 sq m
Garage = 315 sq ft / 29.2 sq m
Total = 2526 sq ft / 234.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Country Properties. REF: 1270155



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Viewing by appointment only

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