



Keats Way, Hitchin, Hertfordshire. SG4 0DP





## 2 Bedroom End of Terrace House

### Guide Price £400,000 Freehold

Stunning is the only word to describe this super, extended two-bedroom end terrace home located in a cul-de-sac within one mile of Hitchin Railway Station.

Internally the spacious accommodation comprises an entrance hall, a lovely 19ft living room, and an extended kitchen/dining room that is beautifully fitted with a range of 'high gloss' soft close units to the ground floor. At the first floor level are two double bedrooms and a refitted bathroom. Externally there is an attractive, low-maintenance rear garden, a block paved frontage that provides off-road parking for one car and a garage located in the adjacent block. A further benefit is an EV charging point.

- Extended end terrace home
- Stunningly presented throughout
- 19ft living room
- Superb kitchen/dining room
- Two double bedroom
- Refitted bathroom
- Attractive gardens
- Garage en bloc
- Off road parking and EV charging point
- EPC rating C. Council tax band C.

**Ground Floor:****Front Door:**

Double glazed composite front door.

**Entrance Porch:**

Double glazed window to side. Dado rail. Inset ceiling light. Carpet as fitted.

**Living Room:**

Abt . 19' 3" x 12' 1" (5.87m x 3.68m) A spacious living room with a double glazed window to front. Built in low-level storage cupboard. Television point. Dado rail. Two radiators. Stairs to first floor with oak handrail and glass balustrade. Coved ceiling. Solid wood flooring.

**Kitchen/Dining Room:**

Abt. 16' 11" x 12' 0" (5.16m x 3.66m) An extended and superbly fitted kitchen/dining room comprising a comprehensive range of high gloss eye and base level units with ample quartz worktops. Inset "Blanco" one and a half composite sink unit. Built-in induction hob, eye level double electric oven with integrated microwave and extractor hood. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Double glazed window to rear. Double glazed composite door to side. Radiator. Dado rail. Coved ceiling. Inset ceiling lights. Luxury vinyl tiled flooring.

**First Floor:****Landing:**

Access to a part boarded loft space via a retractable ladder. Dado rail. Coved ceiling. Carpet as fitted.

**Bedroom One:**

Abt. 12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front. Fitted wardrobe with sliding mirror doors. Radiator. Coved ceiling. Carpet as fitted.

**Bedroom Two:**

Abt. 12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to rear. Built-in cupboard. Further cupboard housing gas combi boiler, installed May 2021 with Nest thermostat. Dado rail. Coved ceiling. Carpet as fitted.

**Bathroom:**

A refitted white suite comprising a paneled bath with waterfall mixer tap, rainfall shower over and glass shower screen. Vanity unit with inset wash hand basin and low level WC with concealed cistern. Shaver point. Heated towel rail. Fully tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Vinyl flooring.

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

A block paved frontage provides parking for one car. EV charging point.

**Rear Garden:**

An attractive rear garden that is mainly paved with decorative stone and shrub borders. Gated side access. Outside tap, light and two double outdoor plug sockets.

**Garage:**

A single garage is located in the adjacent block.

**Additional Information:****Location and Amenities:**

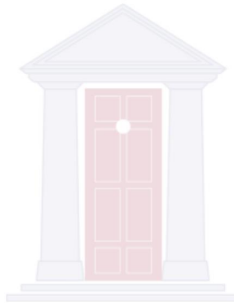
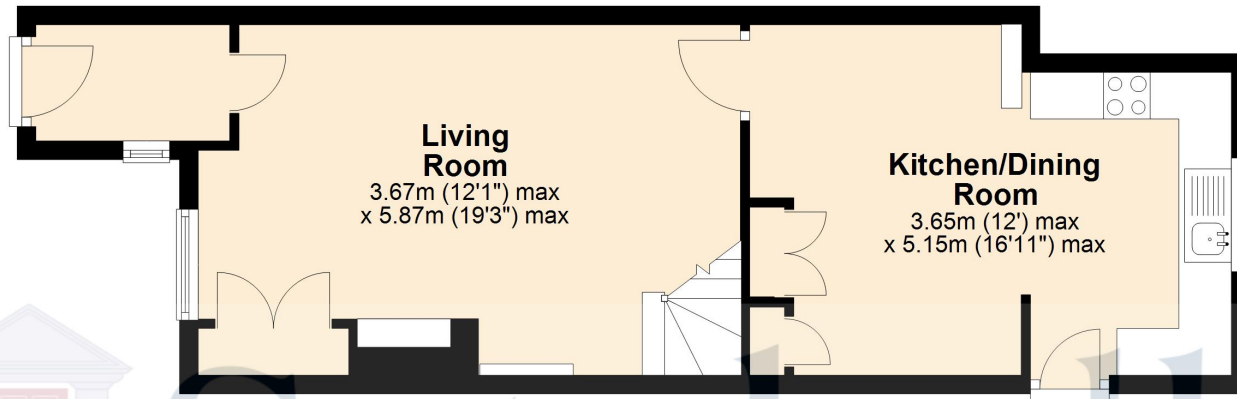
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.





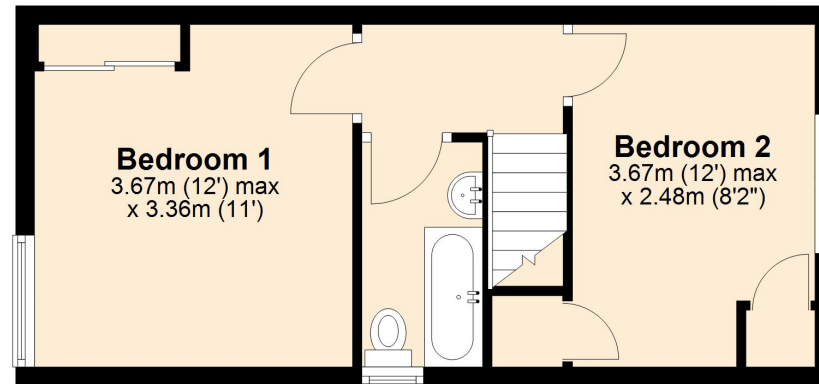
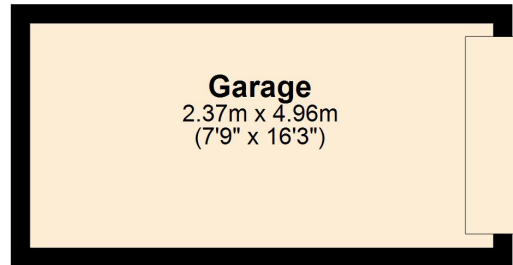
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## Ground Floor



# Satchells

## First Floor



For illustrative 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.