



Ninesprings Way, Hitchin, Hertfordshire. SG4 9NX







## 2 Bedroom Semi-Detached Bungalow

### Guide Price £465,000 Freehold

Situated within the popular SG4 9 postcode is this super two bedroom semi-detached bungalow that benefits from a stunning, southerly facing rear garden that measures approximately 100ft.

Internally the accommodation comprises entrance hall, an extended living room that leads out to a lovely sun lounge with views over the beautiful garden, an extended kitchen, two good size bedrooms, the master with 'Sharps' fitted furniture, and a refitted bathroom. Externally the large frontage sets you back from the road and provides off road parking for numerous vehicles, whilst the rear garden is an oasis in which to sit and relax. This property also benefits from a detached garage. For further details and your appointment to view this CHAIN FREE bungalow please contact Satchells Hitchin.



- Extended bungalow on a large plot
- Two bedrooms
- Extended living room
- Sun lounge
- Extended kitchen
- Refitted bathroom
- Southerly facing rear garden
- Garage and parking for numerous cars
- Chain free
- EPC rating D. Council tax band C

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

Double glazed front door.

**Entrance Hall:**

Access to a part boarded loft space via a retractable ladder. Cloaks cupboard. Radiator. Inset ceiling lights. Carpet as fitted.

**Living Room:**

Abt. 23' 3" x 11' 3" (7.09m x 3.43m) An extended living room with sliding patio doors leading out to the sun lounge. Feature fireplace with inset electric fire. Telephone point. Television point. Radiator. Inset ceiling lights. Coving to ceiling. Carpet as fitted.

**Sun Lounge:**

Abt. 12' 0" x 5' 7" (3.66m x 1.70m) Of brick and uPVC construction with double glazed French doors leading out to the rear garden. Power and lighting. Carpet as fitted.

**Kitchen:**

Abt. 12' 6" x 7' 9" (3.81m x 2.36m) An extended kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer sink unit. Gas cooker point. Plumbing for dishwasher and washing machine. Wall mounted gas boiler. Tiled splash back area. Twin aspect double glazed windows to side. Double glazed door to rear garden. Coving to ceiling. Carpet as fitted.

**Bedroom One:**

Abt. 12' 10" x 10' 5" (3.91m x 3.17m) Double glazed window to front. A range of 'Sharps' fitted bedroom furniture. Radiator. Coving to ceiling. Carpet as fitted.

**Bedroom Two:**

Abt. 10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to front. Fitted wardrobes. Radiator. Telephone point. Coving to ceiling. Carpet as fitted.



**Bathroom:**

A refitted white suite comprising a large walk-in shower cubicle with shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Twin aspect double glazed windows to side. Heated towel rail. Fully tiled walls. Inset ceiling lights. Vinyl flooring.

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

This property has a large frontage retained by a brick wall. A block paved driveway leads to the garage and provides off road parking for several cars. There is a further gravelled area and an attractive bed that is stocked with plants and shrubs.

**Rear Garden:**

A beautifully presented southerly facing rear garden measuring approx. 100ft. A large paved patio area leads to an established lawn with a variety of mature plants, shrubs and trees bordering. Timber shed to remain. Gated rear access. Outside lights. Gated side access leading to the driveway. External electric point.

**Garage:**

A detached pre-cast single garage with metal double doors, power and lighting.



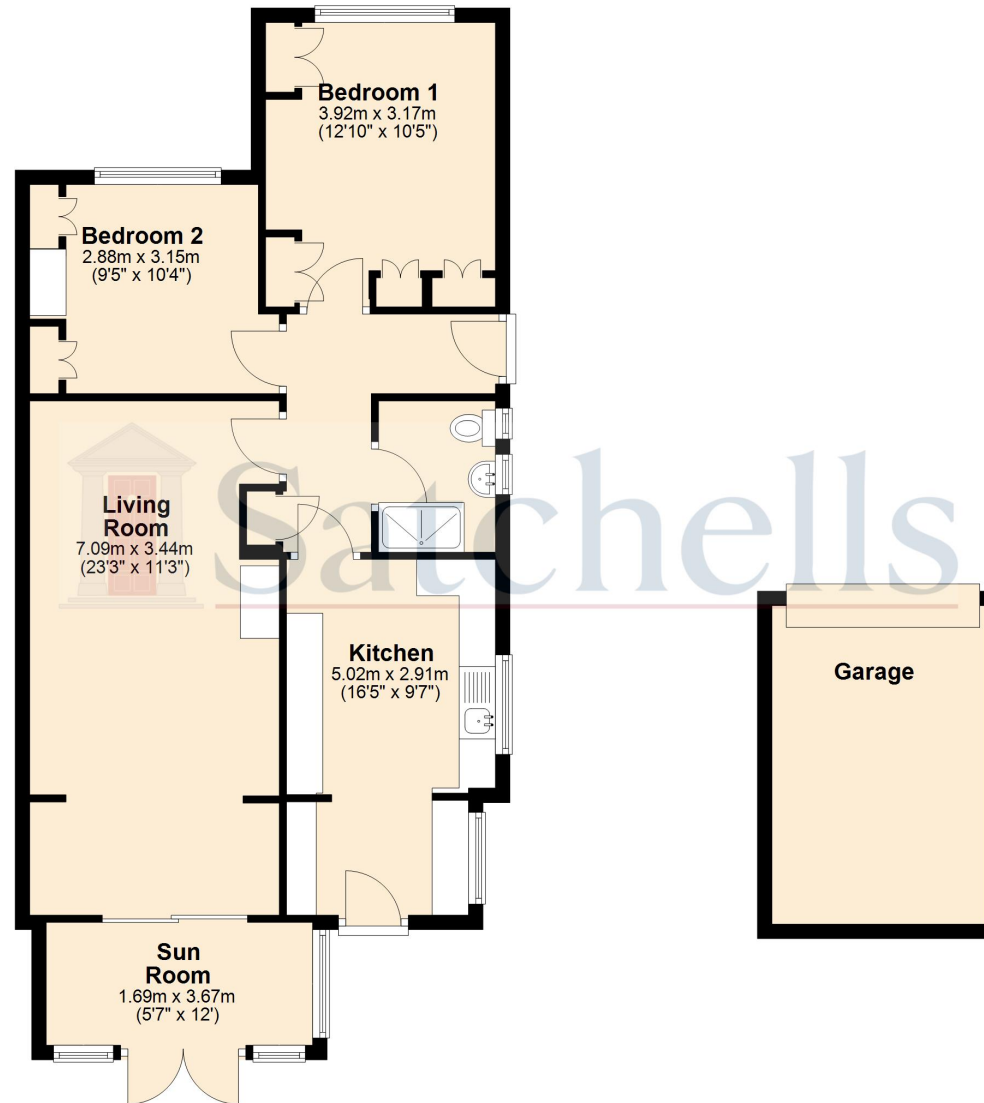




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## Ground Floor



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.