

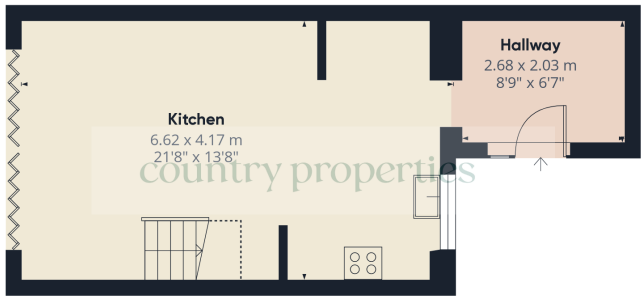


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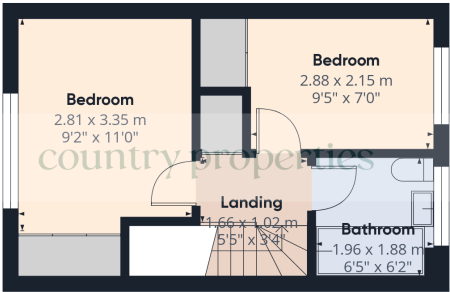
2, Mayflower Close

Codicote, Hitchin,
Hertfordshire, SG4 8SW

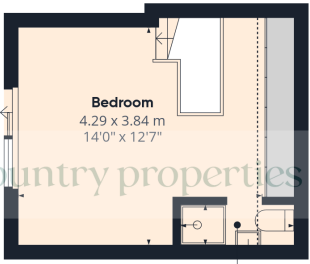
Guide Price £450,000



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

74.84 m²
805.58 ft²

Reduced headroom

2.21 m²
23.81 ft²

(1) Excluding balconies and terraces

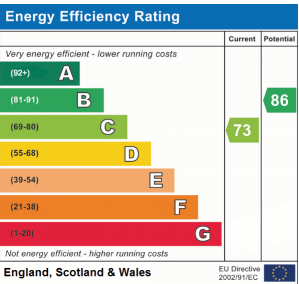
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Viewing by appointment only

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So much more than meets the eye... This extended 3 bedroom semi detached home offers exceptionally well presented accommodation over 3 floors. The property has been extended to the front and an additional dormer loft conversion has been added to provide a master bedroom suite with an ensuite shower room. This really is a home that you can just move right into.

- Extended semi detached home
- 3 bedrooms
- Master bedroom with en suite
- Stunning views over Hertfordshire countryside
- Fully refurbished
- Parking
- Planning Permission For Single Story Rear Extension

Ground Floor

Entrance Hall

Forming part of a front extension, the entrance hall is accessed via a replacement double glazed composite door with matching uPVC double glazed full height window to side, engineered oak wood flooring with under floor heating. A range of fitted units, one housing the recently refitted gas boiler which is running off a Hive central heating system. A second cupboard is set as a laundry cupboard with space and plumbing for stackable washing machine and tumble dryer. Further cloaks storage cupboard, sunken ceiling downlighters, two Velux double glazed windows to side, walkway leading through into Kitchen.

Kitchen

Totally redesigned and refitted kitchen with the continuation of the engineered oak wood flooring with under floor heating. Light grey high gloss fronted cupboards with white granite worktop above, integrated stainless steel oven and further four burner halogen hob above with stainless steel chimney style extractor over. Integrated Neff dishwasher. Sunken ceramic sink with mixer tap over. Various cupboards and drawer units. Granite splash back behind the cooking area with further granite upstands and window sill. Space for American style fridge freezer. Breakfast bar with room for two barstools, open plan to living diner.

Living / diner

Continuation of the engineered oak wood flooring, two full height panel radiators, ceiling coving, open slat staircase leading to floors above. Bifold doors leading out onto patio area and overlooking garden and rolling Hertfordshire countryside beyond. Wiring for wall mounted television.

First floor

Landing

Doors to bedrooms and bathroom, doorway with staircase leading up to second floor.



Bedroom 2

Replacement UPVC double glazed window to rear overlooking rolling Hertfordshire countryside. Radiator, Wood effect laminate flooring, built in wardrobes with shelf and hanging space within and full height mirror fronted sliding doors.

Bedroom 3

Replacement UPVC double glazed window to front. Wood effect laminate flooring, full height panel radiator. Under stair storage cupboard.

Bathroom

A refitted bathroom suite with ceramic floor and wall tiling, extractor fan, replacement UPVC double glazed window to front with obscured glass. Low level dual flush WC, pedestal wash hand basin with mixer tap over. Curved shower bath with matching. Glass shower enclosure and mixer tap, thermostatically controlled rainfall shower with additional handheld riser shower. Wall mounted chrome effect heated towel rail.

Second Floor

Master bedroom

Forming part of a loft conversion, the master bedroom benefits from a double glazed sliding patio door leading to a Juliet balcony overlooking rolling Hertfordshire countryside beyond. Ample space for a king size bed, full height panel radiator, feature glass panels to balustrade with stairs leading down to the first floor, cupboards leading to eaves storage space. Velux style window to front.

Ensuite

Double glazed velux window to front. Low level concealed system WC. Wash hand basin with mixer tap over and insert within a vanity unit below. Walk in shower cubicle with thermostatically controlled Aqualisa Rainfall shower and separate handheld riser shower. Sunken ceiling downlighters.

Outside

Front Garden

At the front of the property there are steps and a ramp that have been resin coated leading to the front door. Small lawned area.

Rear Garden

Accessed via bifold doors from the living diner. There is an extensive raised patio area with flagstone paving, glass balustrade and steps leading down to a lawned area surrounded by railway sleeper edging. Further steps leading down to a second flagstone patio area and timber decking seating area. Timber fence surround, gated access leading onto parking area where there are two parking spaces. Timber framed lean to style shed with doors.

