



# Bunyan Close

Pirton, Hitchin,  
Hertfordshire, SG5 3RE  
Guide Price £425,000

country  
properties

A charming three-bedroom end of terraced house situated in a quiet cul-de-sac within the sought after village of Pirton. This delightful property offers open plan accommodation and is presented in great condition throughout.

The ground floor comprises an entrance porch with storage cupboard that leads into the main accommodation. This has been purposely designed to be open plan and features a living space with feature log burner, dining area and modern fitted kitchen. There is also a generous storage cupboard and double doors out to the rear garden.

The first floor offers three generous bedrooms and a bright, airy three piece bathroom suite offering W.C. wash hand basin and bath with shower attachment.

Outside is a beautifully maintained rear garden with artificial grass, patio and decked areas all enclosed by timber fencing. At the rear of the garden is the home office which has been insulated, carpeted and has both electricity and internet connection. The front garden is mainly laid to lawn with a pathway leading to the front door. There is also a garage with the property that is located to the rear and left hand side of the property.

Pirton is a small award winning village and civil parish in North Hertfordshire. Pirton has a thriving community and benefits from a local shop with Post Office, primary school, two pub/restaurants and the Methodist Chapel Tea room. The magnificent St Mary's church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. All within easy reach of extensive leisure and shopping amenities in nearby Hitchin which includes sought after educational institutions including Hitchin Boys/Girls Schools, The Priory and Kingshott Independent school for children from age 3 to GCSE.

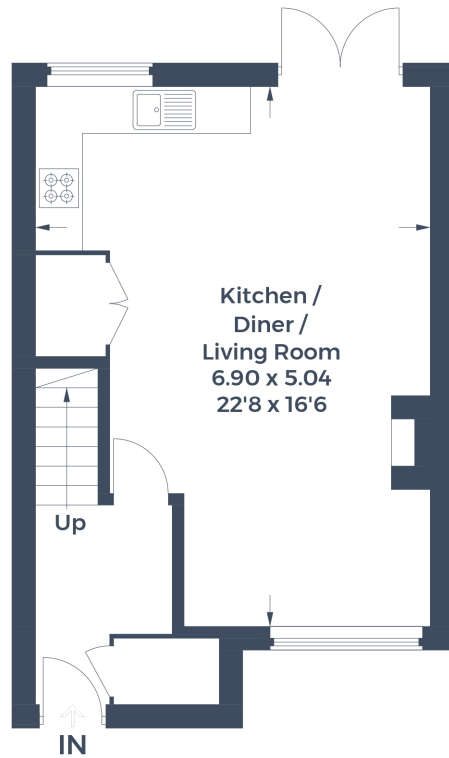
- Superb three bedroom family home
- Beautifully refurbished with open plan living
- Low maintenance rear garden with home office
- Garage en bloc to the rear of the property
- Superb village location in a quiet cul-de-sac
- 3.5 miles, 9 min drive to Hitchin town centre (as per Google Maps)
- 4.8 miles, 12 min drive to Hitchin train station (as per Google Maps)



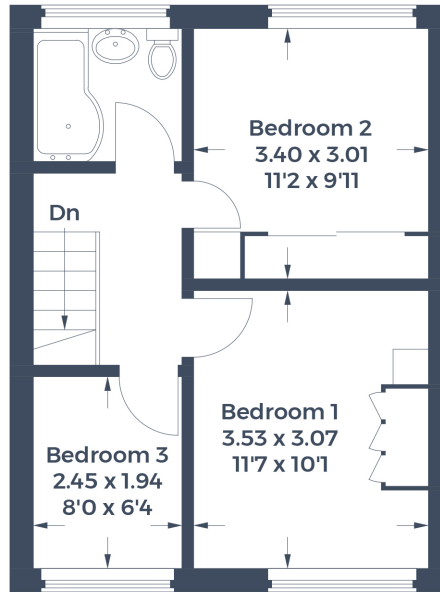




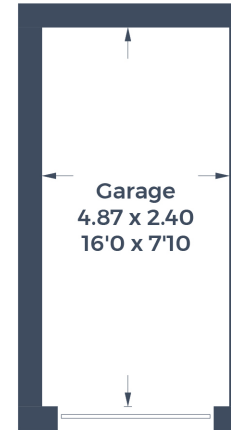
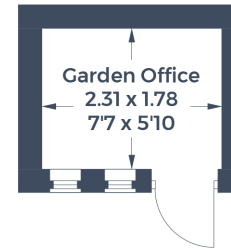
Approximate Gross Internal Area  
 Ground Floor = 37.6 sq m / 405 sq ft  
 First Floor = 34.8 sq m / 374 sq ft  
 Garage = 11.8 sq m / 127 sq ft  
 Garden Office = 4.3 sq m / 46 sq ft  
 Total = 88.5 sq m / 952 sq ft



**Ground Floor**



**First Floor**



**(Not Shown In Actual Location / Orientation)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Produced for Country Properties

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.

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country  
properties

country  
properties