



10 Wilton Road, Hitchin, Hertfordshire. SG5 1SS





## 3 Bedroom Terraced House

### Guide Price £600,000 Freehold

A beautifully presented and extended 1930's built family home located in a popular and established cul-de-sac that is ideally situated for many local amenities including the station, good schools covering all age ranges and the vibrant town centre.

The ground floor accommodation has been extended and presents a fabulous open plan living space with three distinct areas, lounge, dining and a superbly fitted kitchen/breakfast area with quartz worktops and integrated appliances. Four roof lights and bi-fold doors leading out to the rear garden provide an abundance of natural light. A utility room and cloakroom complete the ground floor. To the first floor are three generous bedrooms and a refitted family bathroom. Externally, there is off road parking to the front and a private, low maintenance rear garden with a self-contained home office at its base.

- An extended family home
- A fantastic open plan living space
- Fully fitted kitchen/breakfast area
- Utility and cloakroom
- Refitted bathroom
- Home office
- Pleasant rear garden
- Off road parking
- 1 mile from Hitchin railway station
- EPC rating C. Council tax band C

## **Ground Floor**

### **Front Door:**

Part glazed leaded light timber door.

### **Entrance Hall:**

Radiator. Stairs to first floor. Laminate flooring.

### **Lounge Area:**

Abt. 13' 9" x 10' 9" (4.19m x 3.28m) Double glazed bay window to front aspect. Fireplace with inset wood burner. Inset ceiling lights. Radiator. Laminate flooring.

### **Dining Area:**

Abt. 10' 10" x 10' 6" (3.30m x 3.20m) Inset ceiling lights. Radiator. Laminate flooring.

### **Kitchen/Breakfast Area:**

Abt. 18' 6" x 14' 9" (5.64m x 4.50m) A stunning kitchen/breakfast area with double glazed bi-fold doors leading out to the rear garden and four roof lights allowing for an abundance of natural light to shine through. There is a comprehensive range of fitted units and drawers, including a central island incorporating a breakfast bar, with quartz work tops. Inset composite one and a half bowl sink unit. Built in induction hob, double electric oven and microwave. Integrated fridge/freezer and dishwasher. Tiled splash backs. Inset ceiling lights. Laminate flooring.

### **Utility Room:**

Abt. 7' 8" x 5' 10" (2.34m x 1.78m) Fitted with a range of units and worktops. Plumbing for automatic washing machine. Inset ceiling lights. Laminate flooring.

### **Cloakroom:**

A white suite comprising low level WC and vanity unit with inset wash hand basin. Tiled splash back. Extractor fan. Inset ceiling lights. Laminate flooring.

## **First Floor**

### **Landing:**

Access to the loft space (we are informed that steels have been fitted ready for conversion). Carpet as fitted.

### **Bedroom One:**

Abt. 11' 0" x 10' 9" (3.35m x 3.28m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 8' 2" x 6' 9" (2.49m x 2.06m) Double glazed window to front. Radiator. Carpet as fitted.

**Family Bathroom:**

Abt. 7' 9" x 5' 10" (2.36m x 1.78m) A refitted white suite comprising panelled bath with mixer taps, shower attachment and glass shower screen. Vanity unit with inset wash hand basin and low level WC. Heated towel radiator. Double glazed window to rear. Extractor fan. Inset ceiling lights. Laminate flooring.

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

A block paved frontage provides off road parking for two cars. Shrub and tree borders.

**Home Office:**

Abt. 11' 10" x 6' 3" (3.61m x 1.91m) A self contained and insulated home office located at the base of the rear garden with power and lighting. Double glazed French doors.

**Rear Garden:**

A good size rear garden with a composite decking area that leads to an artificial lawn with raised bed borders and a paved patio area beyond.

**Agents Note:**

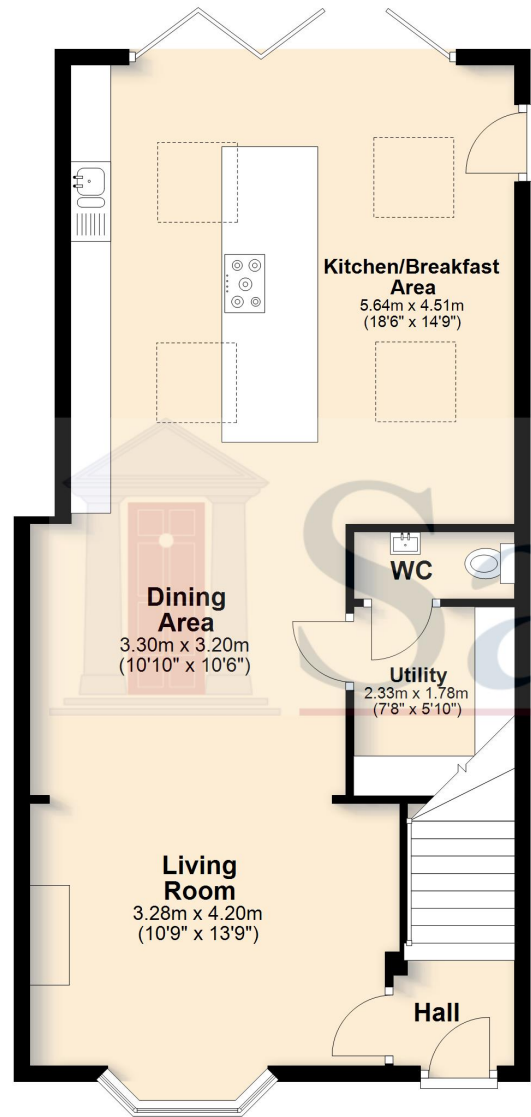
Draft particulars yet to be approved by vendor and may be subject to change.



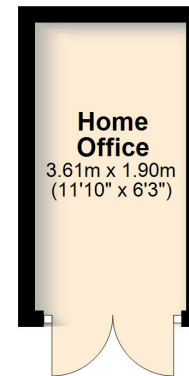
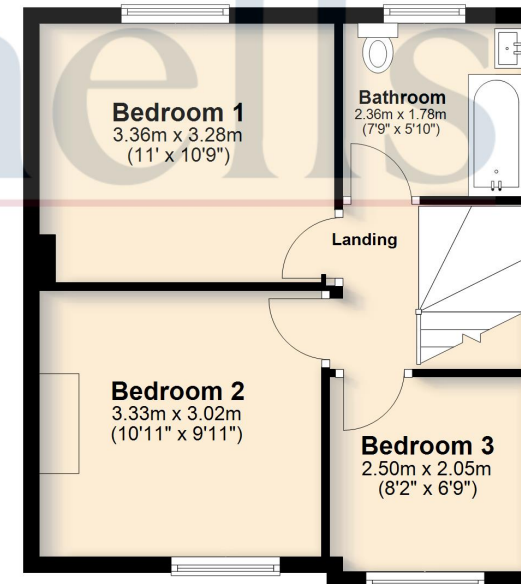


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## 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.