



Witter Avenue, Ickleford, Hitchin, Hertfordshire. SG5 3UF

 **Satchells**



4 Bedroom Detached House Guide Price £650,000 Freehold

Early viewing is strongly advised on this superbly presented detached family home that has been refurbished and remodelled by the current owners and is set in a quiet cul-de-sac in the sought after village of Ickleford.

The spacious accommodation comprises entrance hall, ground floor shower room, sitting room, a stunning kitchen/dining room with integrated appliances and bi-fold doors leading out to the rear garden, and a utility room to the ground floor. To the first floor are four generous bedrooms and a refitted family bathroom suite. Externally is a large, mature rear garden, garage and driveway parking for up to 5 cars.

- Super detached family home
- Quiet cul-de-sac location
- Fully renovated by the current owners
- Stunning kitchen/dining room
- Sitting room
- Ground floor shower room
- Four generous bedrooms
- Refitted family bathroom
- Garage, driveway and mature gardens
- EPC rating D. Council tax band E

Ground Floor

Front Door:

A composite front door with double glazed flank windows.

Entrance Hall:

A welcoming entrance hall with solid wood flooring. Contemporary vertical radiator. Inset ceiling lights. Stairs to first floor.

Shower Room:

Abt. 8' 9" x 5' 0" (2.67m x 1.52m) A sumptuous white suite comprising a large walk in shower area with rainfall shower and glass screen, vanity unit with inset wash hand basin and low level WC with concealed cistern. Part tiled walls. Heated towel rail. Double glazed window to front. Extractor fan. Inset ceiling lights. Integrated speakers. Tiled flooring.

Sitting Room:

Abt. 14' 6" x 12' 4" (4.42m x 3.76m) A light and airy sitting room with twin aspect double glazed windows to front. Contemporary vertical radiator. Television point. Inset ceiling lights. Solid wood flooring.

Kitchen/Dining Room:

Abt. 20' 0" x 12' 5" (6.10m x 3.78m) A refitted kitchen/dining room comprising a comprehensive range of units with ample quartz worktops, including a central island that incorporates a breakfast bar. Inset stainless steel one and a half bowl sink unit. Built in induction hob with extractor hood over. Two built in eye level electric ovens. Integrated fridge/freezer, wine cooler and dish washer. Double glazed window to side. Double glazed bi-fold doors leading to the rear garden. Contemporary vertical radiator. Large understairs storage cupboard. Inset ceiling light. Integrated speakers. Solid wood flooring.

Utility Room:

Abt. 7' 7" x 5' 8" (2.31m x 1.73m) Double glazed doors to rear garden and driveway. Plumbing for automatic washing machine, sink unit. Quarry tiled flooring.

First Floor

Landing:

Double glazed window to side. Loft access. Inset ceiling lights. Carpet as fitted.

Bedroom One:

Abt. 12' 7" x 11' 0" (3.84m x 3.35m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 5" x 8' 8" (3.48m x 2.64m) Double glazed window to rear. Radiator. Carpet.

Bedroom Three:

Abt. 11' 0" x 9' 7" (3.35m x 2.92m) Double glazed window to front.

Radiator. Carpet as fitted.

Bedroom Four:

Abt. 8' 10" x 8' 8" (2.69m x 2.64m) Double glazed window to front. Built in double wardrobe with sliding mirror doors. Radiator. Carpet as fitted.

Family Bathroom:

A refitted white suite comprises of P shaped shower bath with rainfall shower and glass screen, vanity unit with inset wash hand basin and low level WC with concealed cistern. Heated towel rail. Twin aspect double glazed windows to side. Extractor fan. Inset ceiling lights. Integrated speakers. Fully tiled walls and flooring.

Outside**Front Garden:**

Retained by a hedge with driveway and additional gravelled area to provide off road parking for up to five cars. Outside light. Electric charging point.

Rear Garden:

A good sized south west facing rear garden with a large paved patio area that leads to an established lawn. A variety of mature trees and plants. Outside lighting. Timber shed to remain. Gated side access.

Garage:

A single brick built garage with up and over door.

Agents Note:

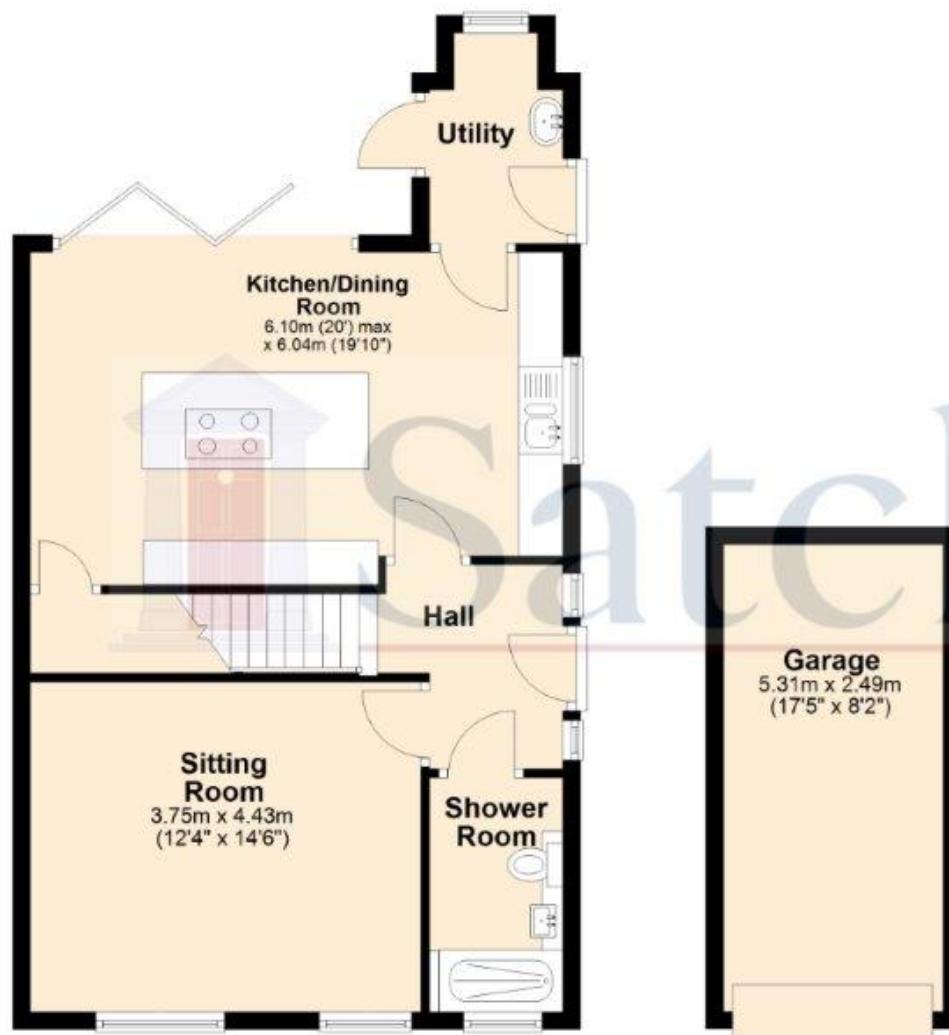
Draft particulars yet to be approved by Vendor and may be subject to change.



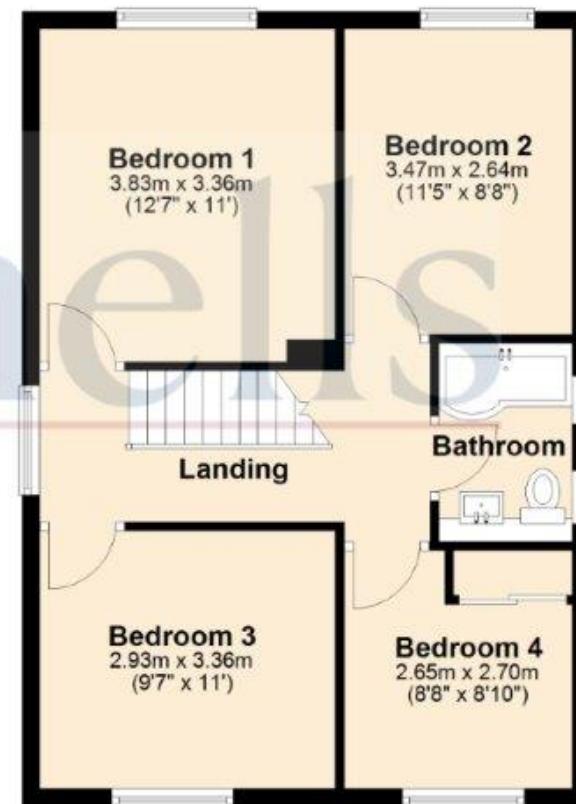


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.