Ninesprings Way

Hitchin,
Hertfordshire, SG4 9NR
Guide Price £495,000

COUNTRY PROPERTIES
PART OF HUNTERS

Located in a residential area in the highly sought-after 'Ninesprings Area' is this three bedroom family home. This location is highly popular with families and is close to local schooling as well as in walkable distance to the town centre, train station and local amenities. The property has the additional benefit of being sold with no onward chain.

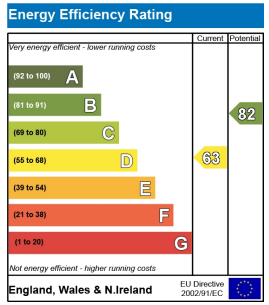
The accommodation commences on the ground floor with a generous entrance hall that offers stairs to the first floor accommodation and access to; the living/dining room with feature fireplace and large window to the front allowing plenty of light to flow through. From the living/dining room there is a conservatory/sun room to the rear with two sets of doors leading out to the rear garden and a door through to the kitchen which links back to the hallway. On the first floor there are three bedrooms with built in cupboards/wardrobes to all bedrooms and a four piece family bathroom. There is an additional loft room accessed from the landing providing storage and additional eave space.

Outside there is a block paved driveway providing off road parking and a double garage to the rear of the property. To the rear is a garden that offers a generous patio area and a small lawn, this is enclosed by timber fencing with access to both the rear of the property and the garage.

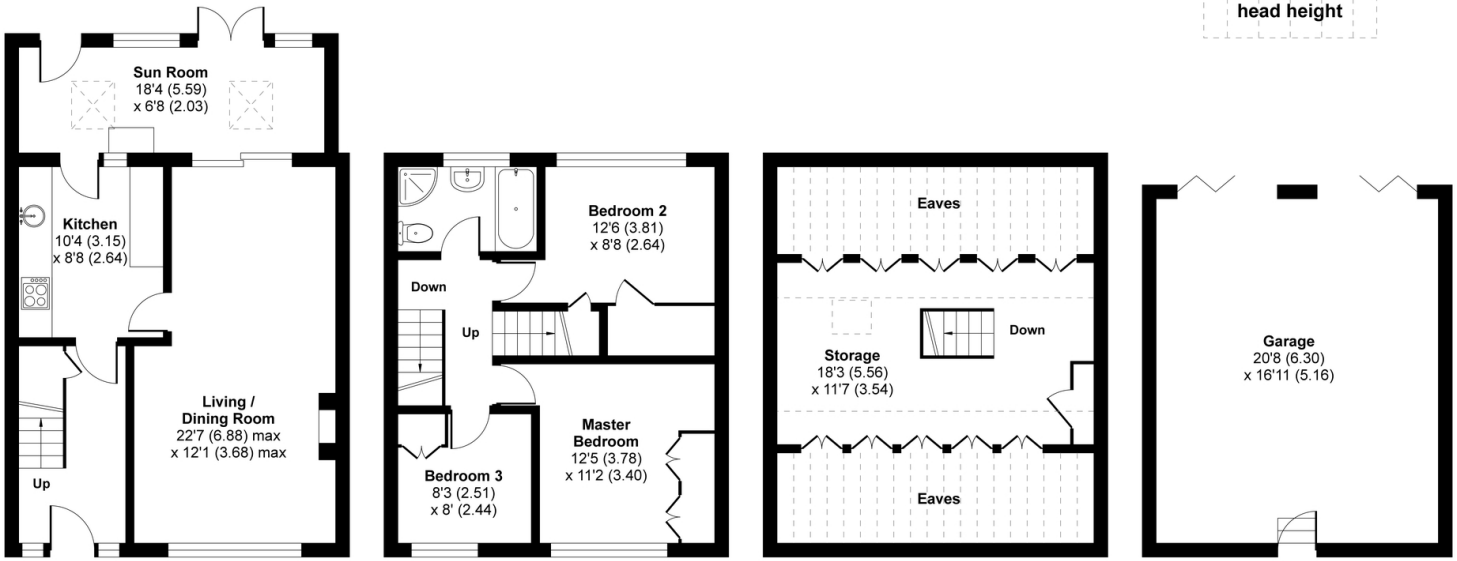
- Three bedroom family home in sought after SG4 9 postcode area
- 22ft living/dining room with additional conservatory
- Additional loft room and eaves storage
- Driveway parking and double garage
- 1.1 mile, 22 min walk to Hitchin train station (as per Google maps)
- 1.1 mile, 22 min walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN

SCRABBLE
Twister

Approximate Area = 1468 sq ft / 136 sq m (includes garage)
Limited Use Area(s) = 300 sq ft / 28 sq m
Total = 1768 sq ft / 164 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 779470

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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

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