



Green Man Close

Ickleford, Hitchin,
Hertfordshire, SG5 3DW
Guide Price £595,000

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properties

This wonderful four bedroom semi-detached family home forms part of this exclusive gated community at Green Man Close which is an exclusive development of just eight properties that were built in the superb village of Ickleford in 2019.

The accommodation is evenly spread over three floors. Commencing on the ground floor is the welcoming entrance hall with downstairs cloakroom, storage cupboard and stairs rising to the first floor. The hub of the house is the fabulous open plan kitchen and living/dining area. The kitchen is a generous size and with window to the front and offers a range of well appointed appliances. The living space offers a lovely open space with the added benefit of a walk-in bay window to the side and bi-fold doors leading out to the rear garden. On the first floor there are three bedrooms, two with built in wardrobes and a family bathroom. The third floor offers the principal bedroom suite with built-in wardrobe and ensuite shower room.

Outside, the front garden is enclosed by open iron fencing with a gate and pathway leading to the front door. The garden is laid to shingle. To the rear is a lovely enclosed garden with a patio area that leads on to the lawn. There is a full width electrical retractable canopy with lights and heater that covers the patio. There is a pathway leading to a gate at the rear providing access to the parking area. There is a planted border. To the rear of the garden is the parking which houses two spaces and is accessed via the gated secure driveway.

The property is freehold but there is a management company in place and they look after the block management of insurances, exterior lighting, gate maintenance and gardening at a cost of £600 per annum.

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, hairdresser/beauty salon and two public houses. It also offers amazing walks and access to the Hitchin Lavender fields and the open countryside. Hitchin town provides good shopping and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

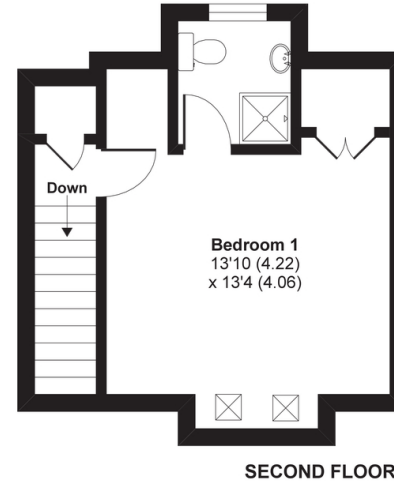
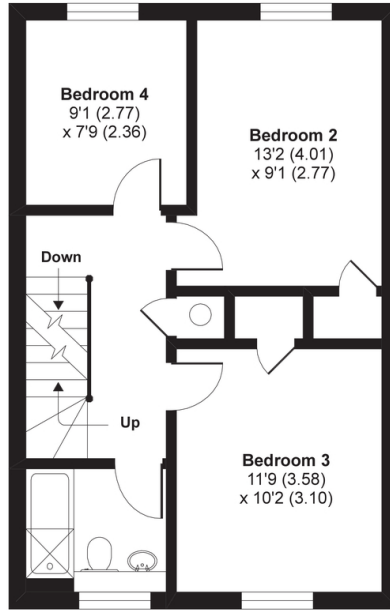
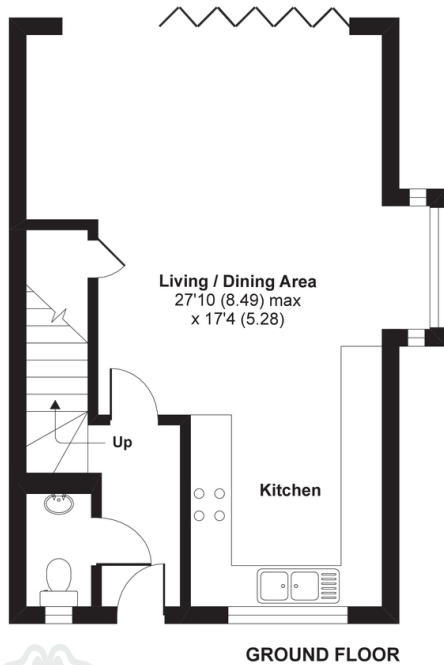
- A superb four bedroom semi-detached family home
- Accommodation evenly balanced over three floors
- Open plan kitchen and living area with bi-fold doors to the rear garden
- Private gated development with secure parking
- 2.0 miles, 7 min drive to Hitchin train station (as per Google Maps)
- 1.8 miles to Hitchin town centre (as per Google Maps)







APPROX. GROSS INTERNAL FLOOR AREA 1270 SQ FT 117.9 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing by appointment only

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