



Approximate Gross Internal Area
Ground Floor = 67.5 sq m / 726 sq ft
First Floor = 54.7 sq m / 589 sq ft
Total = 122.2 sq m / 1,315 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
© 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

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

This beautifully presented stylish four bedroom home offers over 1,300sq ft of versatile accommodation. The property is a short stroll to villages amenities and schooling and a short drive to the vibrant market town of Hitchin for rail links into the city.

- Fantastic presentation throughout, just move in!
- Master bedroom with re fitted en-suite
- Separate Study/family room
- Re fitted family bathroom and downstairs cloakroom
- Sunny south facing rear garden
- Stylish 'Mereway' kitchen with Quartz worksurfaces and integrated appliances
- Just a short commute into nearby Hitchin

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Under stairs storage cupboard. Double glazed window to side aspect. Doors to lounge, dining room, kitchen/breakfast room and cloakroom. Engineered wood flooring. Alarm control panel.

Cloakroom

Obscure double glazed window to side aspect. Re-fitted with a low level WC and wall hung wash hand basin. Tiled flooring. Part tiled walls. Radiator.

Lounge

16' 10" x 10' 4" (5.13m x 3.15m) Double glazed window to front aspect. Two radiators. Open plan into dining room.

Dining Room

Double glazed patio doors out to rear garden. Radiator.

Kitchen/Breakfast Room

17' 7" x 13' 0" (5.36m x 3.96m) Fitted with a range of eye and base level units with Quartz worksurfaces and splashbacks over. Inset sink unit with Quartz drainer. Eye level electric double oven and hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Breakfast bar. Concealed lighting. Lotus wood flooring. Anthracite horizontal designer radiator. Double glazed window to front aspect. Open plan into utility room.

Utility Room

Fitted with eye and base level units with Quartz worksurfaces over and with an inset sink and drainer. Integrated microwave. Wall mounted boiler enclosed in a cupboard. Space and plumbing for washing machine. Lotus wood flooring. Concealed lighting. Door to study/family room and double glazed door to rear garden. Double glazed window to rear aspect. Anthracite vertical designer radiator.



Study/Family Room

15' 3" x 9' 2" (4.65m x 2.79m) Double glazed window to front. Radiator. Engineered wood flooring.

First Floor

Landing

Airing cupboard housing hot water tank and storage. Large hatch to loft space. Doors to all bedrooms and family bathroom.

Bedroom 1

14' 2" x 9' 9" (4.32m x 2.97m) Double glazed window to front aspect. Radiator. Door to en-suite.

En-Suite

Re-fitted with a low level enclosed cistern WC, wall mounted wash hand basin. Double shower cubicle with rainfall shower and separate shower attachment. Fully tiled walls. Tiled flooring. Tiled splashbacks. Obscure double glazed window to side aspect. Extractor fan. Heated towel rail.

Bedroom 2

14' 10" x 8' 4" (4.52m x 2.54m) Double glazed window to front aspect. Radiator.

Bedroom 3

9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to rear aspect. Radiator.

Bedroom 4

8' 2" x 7' 3" (2.49m x 2.21m) Double glazed window to front aspect. Engineered wood flooring. Radiator.

Bathroom

Re-fitted with a three piece suite comprising panel enclosed bath with mians shower over and folding glass side screen, wash hand basin with vanity under and low level WC. Heated towel rail. Fully tiled walls. Tiled flooring. Obscure double glazed window to rear aspect.

Outside

Front Garden

Landscaped front garden. Paved driveway providing off road parking for 3-4 cars. Stone borders with mature shrubs and enclosed by a low level brick wall. Hot and cold water tap.

Rear Garden

Paved patio area. Laid mainly to lawn. Water tap.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

