



Bunyan Close, Pirton, Hitchin, Hertfordshire. SG5 3RE





3 Bedroom End of Terrace House

Guide Price £390,000 Freehold

A well presented three bedroom end terrace family home situated in a quiet cul-de-sac within the desirable village of Pirton.

The good size accommodation comprises entrance hall, a well-appointed kitchen and a spacious living room to the ground floor, whilst to the first floor are three bedrooms and the family bathroom. Externally is a larger than average, well established rear garden, an attractive front garden and a garage en-bloc.

- End terrace family home
- Pleasant cul-de-sac location
- Three bedrooms
- Large living room
- Well appointed kitchen
- Good sized rear garden
- Garage en-bloc
- Fabulous village location
- Must be viewed
- EPC rating D. Council tax band C

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Cloaks cupboard. Dado rail. Radiator. Coving to ceiling. Laminate flooring.

Kitchen:

Abt. 10' 2" x 7' 5" (3.10m x 2.26m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Butler sink. Electric cooker point. Space for fridge/freezer. Plumbing for automatic washing machine. Breakfast bar. Double glazed window to front. Laminate flooring.

Living Room:

Abt. 19' 5" x 13' 7" (5.92m x 4.14m) A large light and airy living room with double glazed sliding patio doors leading to the rear garden. Dual aspect double glazed windows to side and rear. Dado rail. Two radiators. Two under stairs cupboards, one housing the boiler. Coving to ceiling. Laminate flooring.

First Floor:**Landing:**

Loft access. Airing cupboard. Dado rail. Coving to ceiling. Carpet as fitted.

Additional Information:**Bedroom One:**

Abt. 13' 7" x 8' 5" (4.14m x 2.57m) Twin aspect double glazed windows to front. Radiator. A range of fitted wardrobes. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 13' 8" x 7' 6" (4.17m x 2.29m) Double glazed window to rear. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Three:

Abt. 10' 6" x 5' 9" (3.20m x 1.75m) Double glazed window to rear. Radiator. Coving to ceiling. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with electric shower over, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Extractor fan. Radiator. Laminate flooring.

Outside:**Front Garden:**

An attractive front garden with a variety of plants and shrubs. Area laid to lawn. Path to front door.

Rear Garden:

A good size, mature rear garden with a patio area leading to an established lawn with flower and shrub borders. Apple tree. Timber shed with power and lighting. Gated side access.

Garage:

A single brick built garage with up and over door in adjacent block.

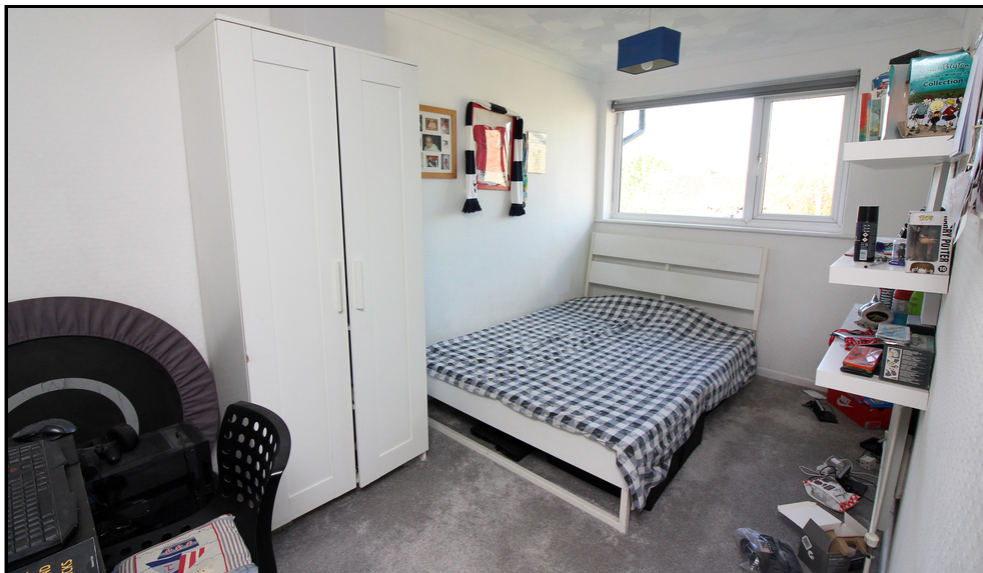
Additional Information:**Location and Amenities:**

Pirton is a small award winning village and civil parish in North Hertfordshire. Pirton has a thriving community and benefits from a local shop with Post Office, primary school, two pub/restaurants and the Methodist Chapel Tea room. The magnificent St Mary's church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. All within easy reach of extensive leisure and shopping amenities in nearby Hitchin which includes sought after educational institutions including Hitchin Boys/Girls Schools, The Priory and Kingshott Independent school for children from age 3 to GCSE.

Agents Note:

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

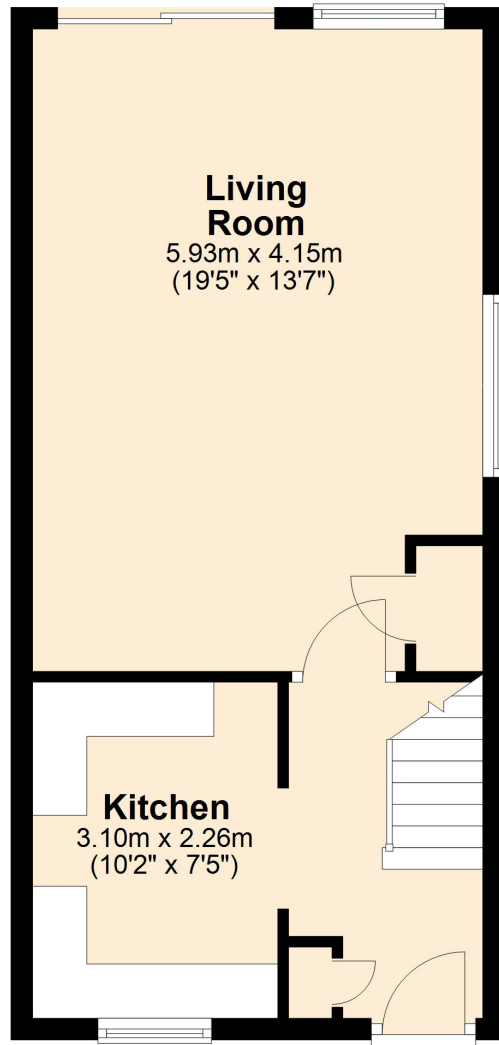




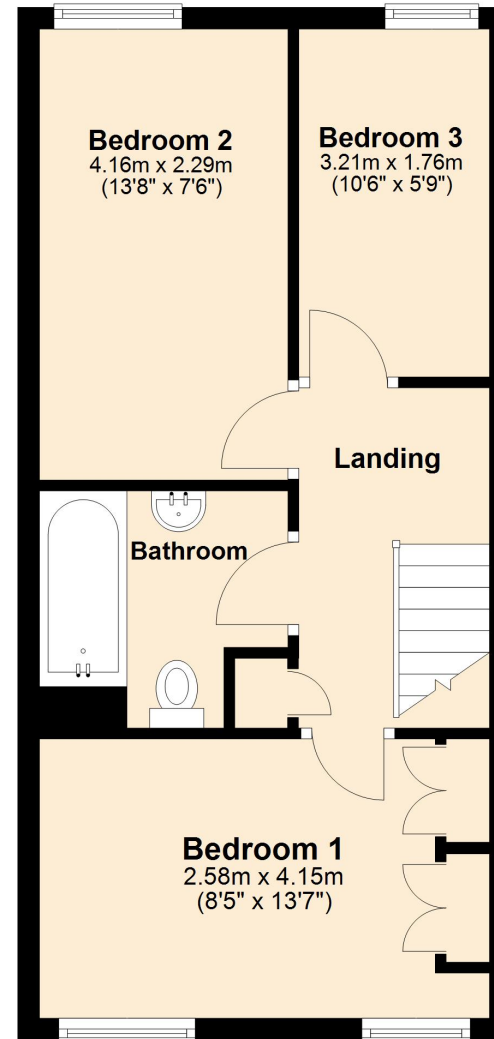
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Ground Floor



First Floor



For illustration 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.