40b Bearton Road

Hitchin,
Hertfordshire, SG5 1UP
Guide Price £695,000

COUNTRY PROPERTIES
PART OF HUNTERS

OPEN DAY Saturday 1st February 2020 – Please call 01462 452951 to make an appointment

A brand new exclusive development consisting of nine luxurious homes. Built to the highest of specifications and finished beautifully throughout, each with spacious bedrooms, an open plan kitchen/diner with Bi-folding doors and en-suite to master bedroom. Situated on the popular and sought after Bearton Road, within close proximity to Hitchin town centre, train station and excellent schooling. (Photos are indicative of other properties available within the site).

- A four bedroom brand new detached family home
- Finished to a high specification throughout
- Accommodation over three floors
- En-suite to master bedroom
- Bi-folding doors from kitchen/diner to the rear garden
- Off road parking for two cars
- Electric car charging point
- Rear garden
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google maps)
- 1.0 miles, 19 mins walk to Hitchin train station (as per Google maps)

Ground Floor

Entrance Hall

Stairs to first floor. Under stairs storage cupboard housing fuse box, alarm system and piping for underfloor heating. Underfloor heating. Recessed spot lights. Tiled flooring. Oak doors to:

Cloakroom

A white with chrome effect suite comprising wash hand basin in vanity unit and W.C. Heated towel rail. Frosted window to front. Recessed spot lights. Tiled flooring.

Living Room

18' 02" x 11' 11" (5.54m x 3.63m)
Underfloor heating. Five ceiling speakers. Carpets laid. Window to front.

Kitchen/Dining Room

19' 8" x 16' 7" (5.99m x 5.05m)
An open plan kitchen/dining room comprising a range of floor and wall mounted soft close units with Quartz worktops over. Inset sink with mixer tap. Integrated dishwasher, washer/dryer, double wine-cooler, fridge/freezer, induction 5 ring hob with extractor over, double eye level Neff oven. Breakfast island. Four ceiling speakers. Wall mounted boiler in storage cupboard. Recessed spot lights. Tiled flooring. Bi-Folding doors and window to rear.

First Floor

Landing

Oak staircase with glass openings. Stairs to second floor. Storage cupboard housing water cylinder. Recessed spot lights. Wall mounted radiator. Carpets laid. Window to side. Oak doors to:

Master Bedroom

15' 10" x 11' 1" (4.83m x 3.38m)
Two ceiling speakers. Pendant light fitting. Wall mounted radiator. Carpets laid. Window to front. Oak door to en-suite.

En-Suite to Master Bedroom

A white with chrome effect suite comprising wash hand basin in vanity unit, walk in shower with rainfall shower fitting over, glass screening and W.C. Wall mounted mirror with light. Heated towel rail. Extractor fan. Recessed spot lights. Tiled flooring. Frosted window to front.

Bedroom Three

11' 8" x 11' 1" (3.56m x 3.38m)
Pendant light fitting. Wall mounted radiator. Carpets laid. Window to rear.

Bedroom Four

11' 8" x 8' 1" (3.56m x 2.46m)
Pendant light fitting. Wall mounted radiator. Carpets laid. Window to rear.

Bathroom

A white with chrome effect suite comprising wash hand basin in vanity unit, panel bath, rainfall shower head over and separate hand held shower attachment. Wall mounted mirror with light. Heated towel rail. Extractor fan. Recessed spot lights. Tiled flooring. Frosted window to side.

Second Floor

Landing

Recessed spot lights and pendant light fitting. Carpets laid. Oak doors to:

Bedroom Two

Recessed spot lights. Wall mounted radiator. Carpets laid. Velux window to rear.

Shower Room

A white with chrome effect suite comprising wash hand basin in vanity unit, walk in shower with rainfall shower fitting over, separate hand held shower attachment and W.C. Wall mounted mirror with light. Heated towel rail. Extractor fan. Recessed spot lights. Tiled flooring. Frosted window to rear.

Outside

Front Garden

Permeable block paved driveway providing off road parking for two/three vehicles. Slate style paved path leading to front door. Electric car charging point. Plant and shrub beds to front and side.

Rear Garden

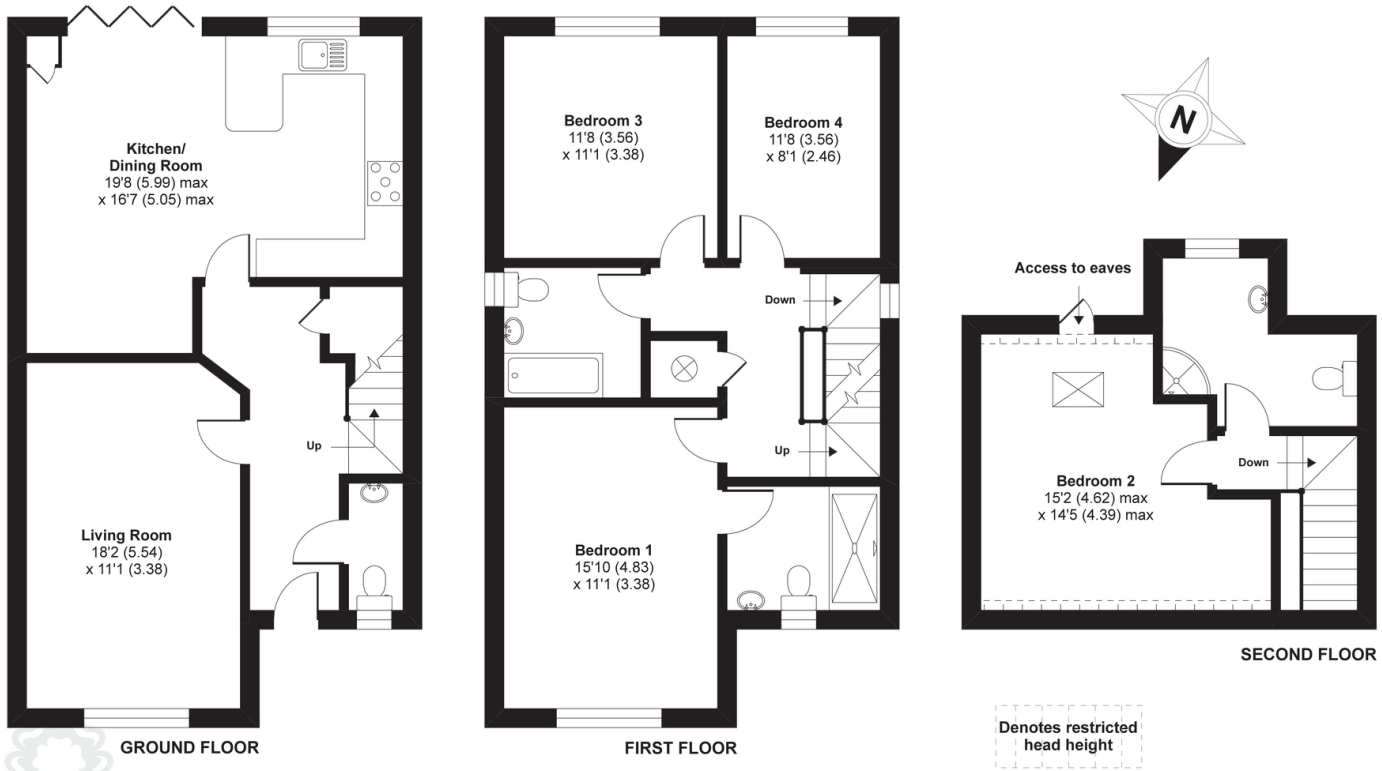
Slate style paved patio area. Half Brick wall with steps leading up to garden which is mainly laid to lawn. Fully enclosed with timber fencing. Private and secure gate to side.

Other Information

The development consists of four semi-detached dwellings, one detached and three terrace properties and a Coach House.

Maintenance charges:
We have been advised by the vendor that there is an annual Service/Maintenance charge which covers the maintenance of the road, street lighting and communal landscaping. The total of this cost is £200 per annum.

APPROX. GROSS INTERNAL FLOOR AREA 1597 SQ FT 148.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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Viewing by appointment only

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