



Brockett Drive

Hitchin,
SG4 0LL

Guide Price £1,000,000

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This is a magnificent four-bedroom detached property nestled in a sought-after area of Hitchin. This enchanting residence offers a harmonious blend of contemporary luxury and classic charm, making it the epitome of refined living.

Upon arrival, you are greeted by an imposing façade exuding elegance and charm, set against the backdrop of a tranquil neighbourhood. The property boasts off road parking, including a private driveway and garage, ensuring convenience for multiple vehicles.

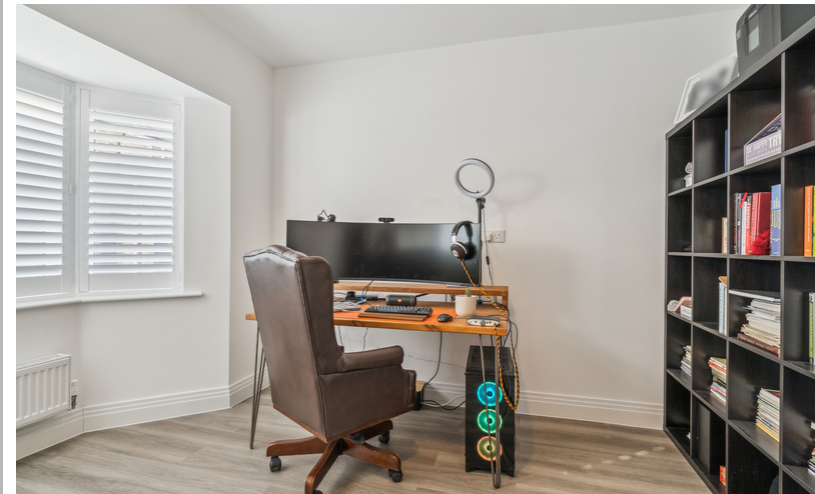
Step inside, and you're greeted by a wonderful entrance hall which sets the tone and for the interiors that await. The ground floor features a separate living room bathed in natural light from the windows and double doors at the rear. The hub of the house is a spacious Kitchen/dining and family room. This comprises a wonderful fitted kitchen with a further set of double doors leading out to the rear garden. A separate utility room offers additional convenience. To the front of the property is a useful bay fronted study. This floor is concluded with the downstairs cloakroom.

Ascend the staircase to discover four generously proportioned bedrooms, each offering a serene retreat for rest and relaxation. The principal suite offers an en-suite bathroom and dressing room. Bedrooms two and three benefit from a Jack and Jill en-suite. The floor is completed with a further bedroom and the family bathroom.

Externally, the property features a lovely rear garden which offers a good sized patio area that leads on the the lawn area. The garden is enclosed by timber fence and there is gated access from the driveway to the rear garden.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- A wonderful four bedroom detached family home
- Accommodation over two floors of over 2100 sq ft
- Beautiful Kitchen/dining and family room with doors out to the rear garden
- Additional Living room and study
- Two en-suites, family bathroom and cloakroom
- Enclosed private rear garden
- Garage and driveway parking
- 1.1 miles, 22 min walk to Hitchin town centre (as per Google Maps)
- 0.7 miles, 12 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 107.3 sq m / 1,155 sq ft
 First Floor = 90.3 sq m / 972 sq ft
 Total = 197.6 sq m / 2,127 sq ft

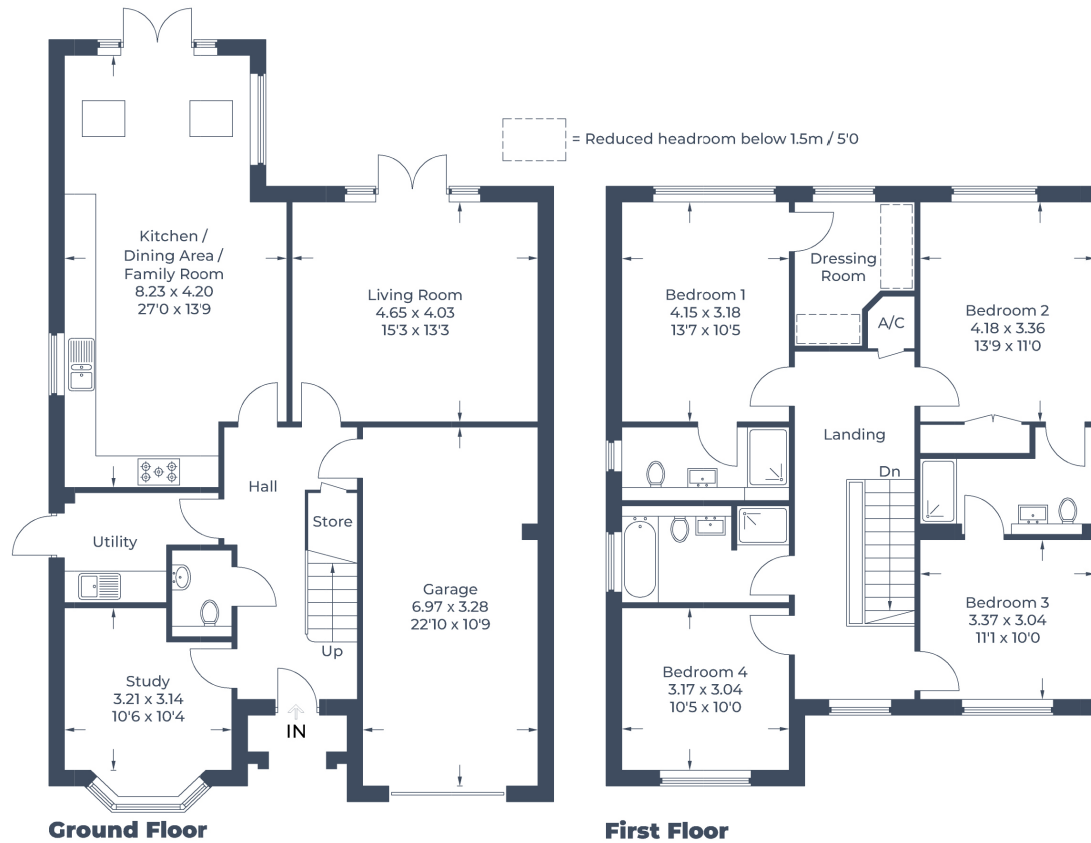


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 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	84	90
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Country Properties | 6, Brand Street | SG5 1HX
 T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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