



# Docklands

Pirton, Hitchin,  
Hertfordshire, SG5 3QF  
Offers in Excess of £625,000

country  
properties

This superb four bedroom semi-detached family home resides in a quiet cul-de-sac in the highly sought after village of Pirton. The property resides centrally to the village and within easy walking distance to the local amenities and only a few minutes stroll from open countryside.

This home offers wonderfully light and balanced accommodation throughout arranged over two floors. The accommodation commences with the entrance hallway that flows through offering a downstairs cloakroom, stairs rising to the first floor accommodation and access to the main living area via double doors. To the front of the property is the living room with a newly installed log burner and large picture window. At the rear of the property is the dining room with double doors leading out to the rear garden, kitchen/breakfast room and additional utility room that leads to a converted garage that was used for a business. Upstairs there are four bedrooms including the main principal bedroom suite with dressing area and en-suite shower room. The floor is completed with a family bathroom. The property resides on a lovely plot with a wonderful rear garden bordered by both fencing and mature trees. There is a lovely patio area leading out from the rear of the house and flows onto the lawn area. At the rear is a planting and vegetable area. The front of the property offers off road parking on the driveway.

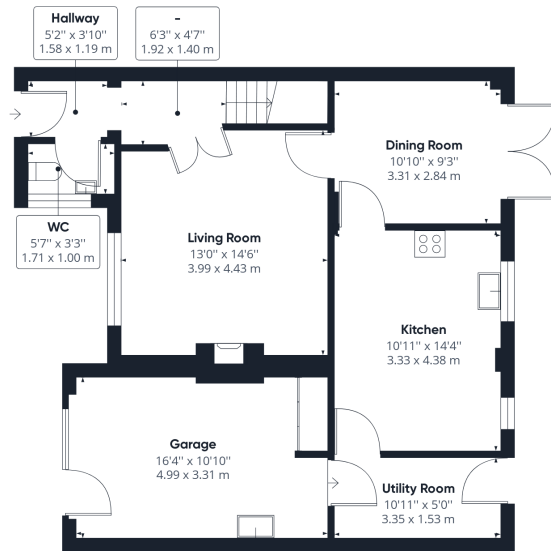
Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

- A wonderful and extended four bedroom family home
- Quiet cul-de-sac location with off road parking
- Principal bedroom suite with dressing area and ensuite
- Generous living room, separate dining room and kitchen/breakfast room
- Enclosed private rear garden
- 4.3 miles, 15 mins drive from Hitchin Mainline train station (as per Google Maps)

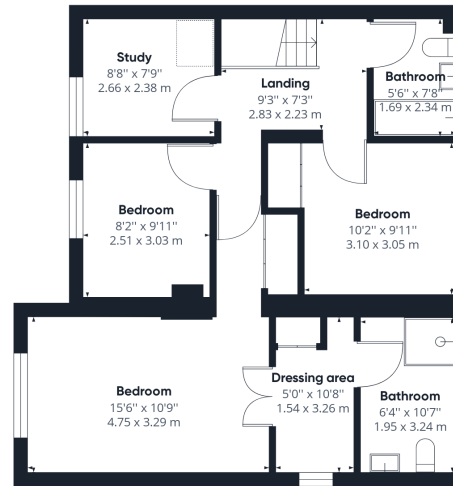








Floor 0



Floor 1

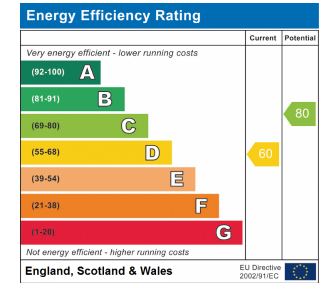
Approximate total area<sup>(1)</sup>

1463.11 ft<sup>2</sup>  
135.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

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