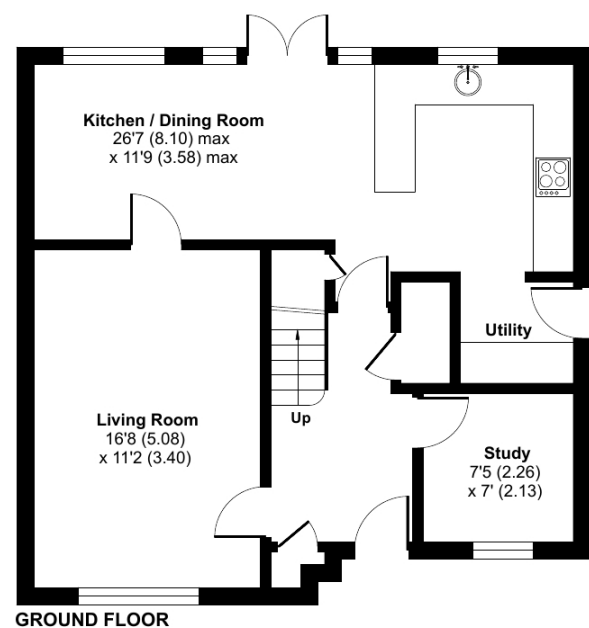


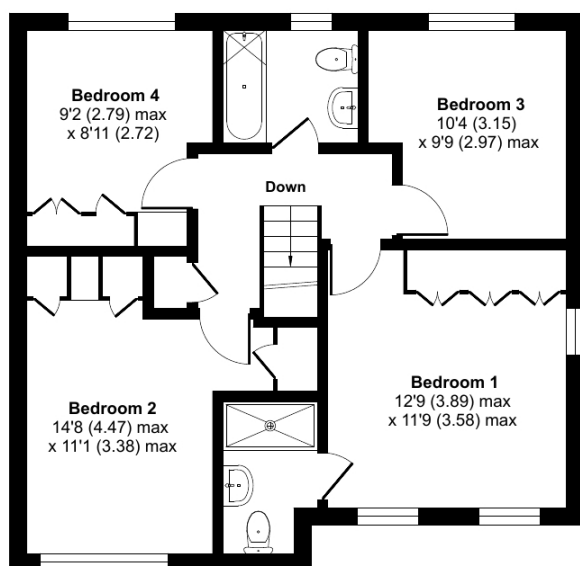


Approximate Area = 1552 sq ft / 144 sq m (includes garage)

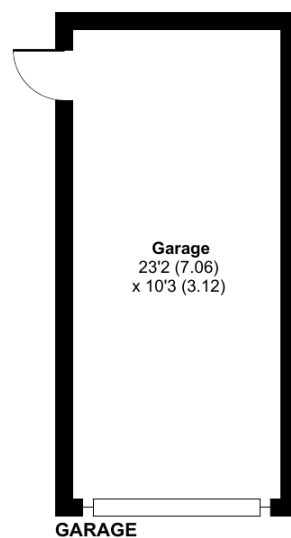
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(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		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Country Properties. REF: 881187

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

This nearly new four bedroom detached home with no upward chain is offered in excellent condition throughout with a family friendly layout and countryside walks on your doorstep.

- Built in 2021 with NHBC warranty remaining
- Stylish integrated kitchen/dining room
- Living room and separate study
- Fitted wardrobes to bedrooms 1,2 & 3
- Short commute to the bustling market town of Hitchin providing direct link into London

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Storage cupboard. Doors into living room, study, cloakroom and kitchen/diner. Wood effect flooring.

Cloakroom

Suite comprising low level flush wc and corner wash hand basin. Partially tiled walls and wood effect flooring. Radiator. Extractor.

Study

7' 5" x 7' 0" (2.26m x 2.13m) Double glazed window to front. Radiator.

Living Room

16' 8" x 11' 2" (5.08m x 3.40m) Double glazed window to front. Two radiators. Door into:

Kitchen/Dining Room

26' 7" x 11' 9" (8.10m x 3.58m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks with under unit lighting. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven and gas hob with stainless steel extractor hood over. Integrated dishwasher, fridge and freezer. Wood effect flooring. Storage cupboard. Two double glazed windows and double doors with sidelights opening onto the rear garden. Opening into:

Utility Room

Wall units to include gas boiler. Space and plumbing for washing machine & tumble dryer with worksurface over. Wood effect flooring. Radiator. Door to side providing access to the front.

FIRST FLOOR

Landing

Access to loft space. Radiator. Airing cupboard housing hot water cylinder and shelving. Doors into all rooms.



Bedroom 1

12' 9" (max) x 11' 9" (max) (3.89m x 3.58m) Two double glazed windows to front. Radiator. Fitted wardrobes. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, wall mounted vanity wash hand basin and low level flush wc. Fully tiled walls and ceramic tiled flooring. Extractor fan. Chrome heated towel rail. Shaver point.

Bedroom 2

14' 8" (max) x 11' 1" (max) (4.47m x 3.38m) Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 3

10' 4" x 9' 9" (max) (3.15m x 2.97m) Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom 4

9' 2" (max) x 8' 11" (2.79m x 2.72m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with mains shower and folding glass side screen, vanity wash hand basin and low level flush wc. Radiator. Fully tiled walls and tiled flooring. Extractor fan. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with well stocked flower/shrub borders and pathway to front door. Service light. Driveway to side providing off road parking and access to garage. Gated access to rear.

Rear Garden

Laid mainly to lawn with paved patio area and well stocked flower/shrub borders. Personal door to garage. Further paved side garden.

Garage

Up & over door with power/light connected. Roof void storage space. Personal door into rear garden.

Agent Note

We understand there is a maintenance charge for the upkeep of the communal areas of £160 per annum, we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

