



Bearton Road

Hitchin,
Hertfordshire, SG5 1UE
Guide Price £725,000

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A three bedroom family home built in 2020, beautifully designed to a high specification, offering spacious and versatile accommodation arranged over three floors. Situated in a prime location, this property is ideally placed for Hitchin station, the town centre, and highly regarded schools catering to all age groups.

To the front of the property is a bay-fronted living room that provides a bright and inviting space. To the rear, the heart of the home is a stunning open-plan kitchen and dining area, complete with a contemporary fitted kitchen, central island, and sleek Bi-Fold doors that open out to the rear garden, seamlessly blending indoor and outdoor living.

The property boasts three generous double bedrooms, one of which benefits from a stylish en-suite shower room. The layout is thoughtfully designed to offer flexibility for families, professionals, or those seeking space to work from home. Underfloor heating throughout the ground floor adds a touch of luxury and comfort.

Externally, the home features two carport parking spaces located at the rear, providing secure and convenient off road parking. The overall finish and attention to detail throughout make this a truly exceptional property.

Early viewing is highly recommended to fully appreciate the quality, space, and location of this outstanding home.

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.

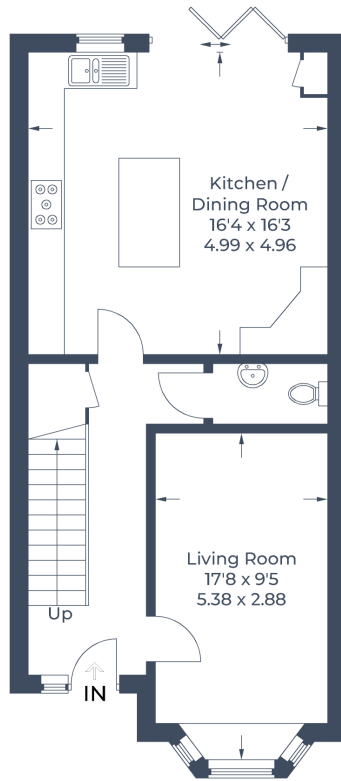
- Three bedroom family home
- Open plan kitchen/diner with central island
- Bi-Fold doors onto patio area
- Front and rear gardens
- Off Road Parking for two cars including an electric vehicle charging point and bays for visitors
- 0.6 mile, 10 mins walk to Hitchin town centre (as per Google Maps)
- 1.0 mile, 18 min walk to Hitchin train station (as per Google Maps)



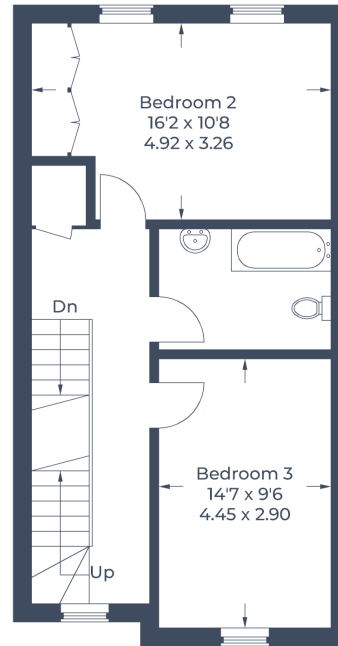




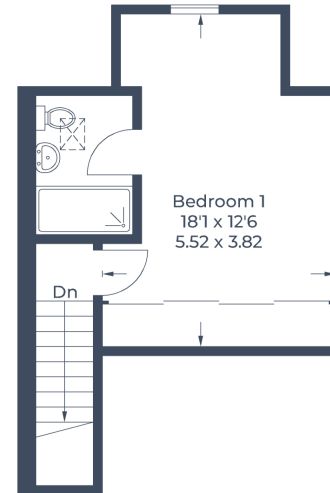
Approximate Gross Internal Area
 Ground Floor = 53.7 sq m / 578 sq ft
 First Floor = 48.7 sq m / 524 sq ft
 Second Floor = 26.3 sq m / 283 sq ft
 Total = 128.7 sq m / 1,385 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	86	95
(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

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