



Bryan Bishop
and partners

The Riddy
Hitchin, SG4 8UP
Guide price £600,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous two double bedroom detached bungalow set along a quiet residential cul-de-sac just a few minutes walk from the vibrant and thriving high street of Codicote village. This charming property represents an incredible opportunity to acquire a well proportioned house on a generous plot, with plenty of off-street parking, a detached garage/workshop and large loft room, that is simply bursting with options for expansion upwards and outwards, subject to the usual consents.

Accommodation:

This is a pretty house that enjoys a skilfully designed layout, and that begins with the front door which is set beneath a large covered porch and has multiple glazed panels that are stylistically co-ordinated with the garage door. Inside there is a welcoming entrance hall that has a neat storage cupboard and access into the well placed guest cloakroom, along with an open archway into the kitchen and a part-glazed door through into the generous sitting/dining room.

The kitchen is a lovely room, filled with natural daylight and delightful garden views through the extensive windows and fully glazed door that almost occupy the whole of the rear wall. A comprehensive array of wall and floor mounted cupboards line two of the walls, ensuring more than ample storage space along with generous food preparation worktop area is available. Set within the cabinets is a double oven and hob, along with designated spaces for free standing items such as a dishwasher, washing machine, tumble dryer and double height fridge/freezer. The generous size and clever layout of the room means there is still plenty of open floor space for a kitchen table, or a substantial breakfast bar if you prefer.

The sitting/dining room is a large room by any measure, stretching to nearly twenty-four feet in length, and has three large windows arranged across two aspects keeping the whole space light and bright, with one of those windows enjoying an attractive bay arrangement. It is a flexible room that will easily adapt to your needs, and offers a good shape that naturally lends itself to being split into defined sitting room and dining room areas, both of which are more than spacious enough to easily fulfil their individual roles.







Beyond the sitting/dining room is an inner lobby that gives access to the private part of the house, being the two double bedrooms and the family shower room. Both bedrooms benefit from fitted wardrobes, with the principal bedroom having a lovely bay window to the front. The stunning shower room is fully tiled and features a very large walk in shower.

The property benefits from a useful large loft room with Velux windows and a further window in the gable end of the property.

Exterior:

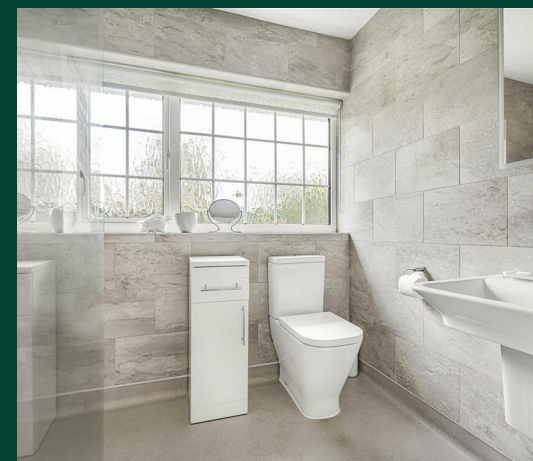
The house is set well back from the road with a substantial driveway offering easy parking for multiple cars, with a nice lawn and flower borders alongside completing the attractive frontage. There is already ample off-street parking but it would be a fairly straightforward exercise to add even more if needed.

A neat gated pathway leads between the house and the garage/workshop giving useful direct access into the rear garden, which is fully enclosed and secure and so is ideal for pets and children. The charming rear garden has been landscaped to offer a number of paved patio areas that are perfect for relaxing and outside dining, with a number of raised flower beds interspersed around them. Two garden sheds give great outside storage, along with a generous greenhouse for the family gardener. This is a lovely garden, with a terrific open aspect, and a useful separate access door into the rear of the garage, which itself has multiple windows making it really usable as a workshop space.

Location:

This superb home is perfectly placed to benefit from the great amenities within Codicote Village, being positioned within the village just a short stroll from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as the Codicote C of E primary school judged "Outstanding" by Ofsted.





**Approximate Gross Internal Area 891 sq ft - 83 sq m
(Excluding Garage)**

Garage Area 152 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	68	79
England & Wales		
EU Directive 2002/91/EC		









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