



**Bryan Bishop**  
*and partners*

**Goldcrest Avenue**  
Hitchin, SG4 8YZ



# Goldcrest Avenue

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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely outstanding detached four double bedroom, three bathroom family home on the outskirts of the thriving village of Codicote. Located on a prestigious development that offers an abundance of open space with large areas of grass and a small play area for the children, yet just a few minutes from the bustling high street, this excellent property boasts generous and flexible living space, ample off-street parking and a good sized rear garden. Presented in a condition that can really only be described as "as new" this wonderful home really ticks all the boxes for any modern family.

## Accommodation:

The smart front door has two inset patterned glass panels and is set beneath a cantilevered tiled roof porch that combines visual appeal and weather protection in one stylish package. Inside is a large and welcoming entrance hall that runs back through the centre of the house, presenting a lovely extended view from the front door through the living room and right out into the gardens. From the hallway doors open into the kitchen, study/office, living room and the well placed guest cloakroom, as well as a large storage cupboard built in under the staircase. There is a great flow around the ground floor, with each of the rooms that are in day to day use connecting separately to each other as well as out into the hallway, making all of the rooms very usable.

The study/office is a good size, certainly large enough for multiple workstations and the additional furniture required to fulfil the function, ensuring you have a comprehensive work from home facility. The room is well lit by a large window looking out over the front garden and offers a good blend of privacy and peace whilst still easily accessing the rest of the house. If an office were not needed, or would suit you better in one of the many first floor bedrooms, this room would excel in many other roles for you. The list is almost endless but playroom, home gym, day lounge, TV room, games room or teenage hang out space jump immediately to mind.

Across the hallway from the study/office is the similarly front facing kitchen. This is a large room at just under sixteen feet long, but is kept light and bright throughout the day thanks to the generous front facing window and the double doors leading through into the dining room at the rear. The abundant space has been put to good use with a wealth of smart satin grey wall and floor mounted cupboards lining both sides, which provide more than ample storage and food preparation worktop area whilst still leaving a large segment of free floor running through the middle, making this an ergonomically efficient but also family friendly room. In fact it would be readily possible to incorporate a breakfast bar without compromising the free flow in, around and through the room. Within the cabinets is a full range of integrated appliances, ready and able to meet your needs.

To the rear of the kitchen, occupying the rear corner of the house, is the dining room. Another generously specified room with nicely balanced proportions, the ideal positioning gives it easy access to the kitchen, double doors out into the rear garden and a separate door through to the living room. The room is comfortably able to swallow a substantial dining table and chairs as well as other occasional furniture items and is blessed with greatly elevated light levels thanks to the glass double doors flanked by full height windows on either side that effectively create a whole wall of glass to the rear. A lovely place to dine during the day or evening with family and friends.





The living room is larger still, but again is flooded with natural daylight and lovely garden views through an extended collection of windows and glass doors set into the rear wall. Accessed from the dining room and the rear of the entrance hall, the room shape and size allows you a very wide choice of layout and furniture, meaning you are sure to find the configuration that suits you and your family best.

Upstairs is a spacious hallway, nicely galleried over the staircase, that leads to each of the four bedrooms and the family bathroom which benefits from a bath fitted with a shower and screen above it. All of the bedrooms are doubles with the two largest boasting luxury en suite shower rooms. The principal bedroom, as well as having an en suite shower room, has a neat walk-through dressing area with fitted wardrobes.

#### Exterior:

This is a really pretty house in immaculate condition with lots of kerb appeal, presenting a lovely front garden with low level shrubs and a neat lawn bisected by a paved path leading to the front door. There is a long block paved driveway to one side, offering off-street parking for multiple cars, some of which is covered. From the rear of the driveway a lockable gate gives useful direct access into the rear garden which is secure and enclosed and so ideal for pets and children. The rear garden is a good size, with a deep paved patio running the full width that connects the glass double doors at the rear of the dining room and living room, with ample space for outdoor casual seating and dining furniture. A smart storage shed sits to one side and the rest of the garden is a lovely open lawn, perfect for family fun and games, and a great starting point if you have any horticultural ambitions.

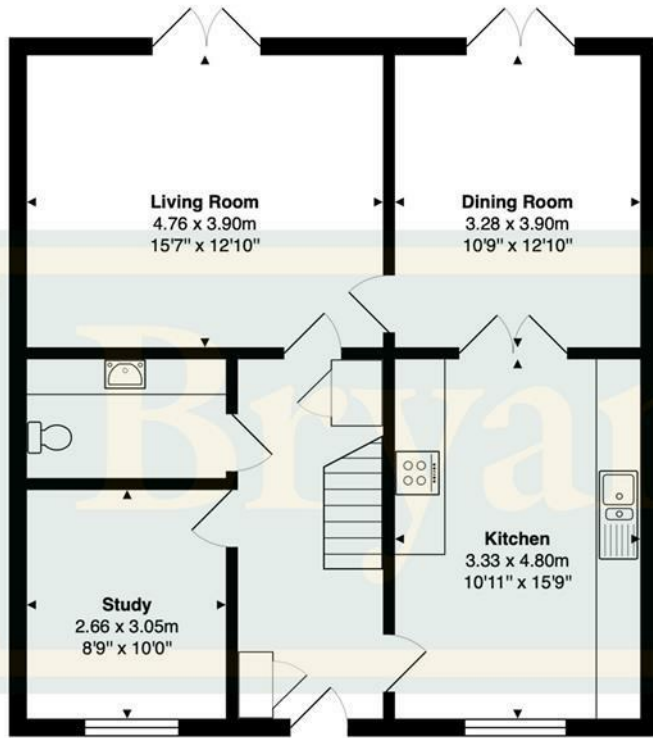


#### Location:

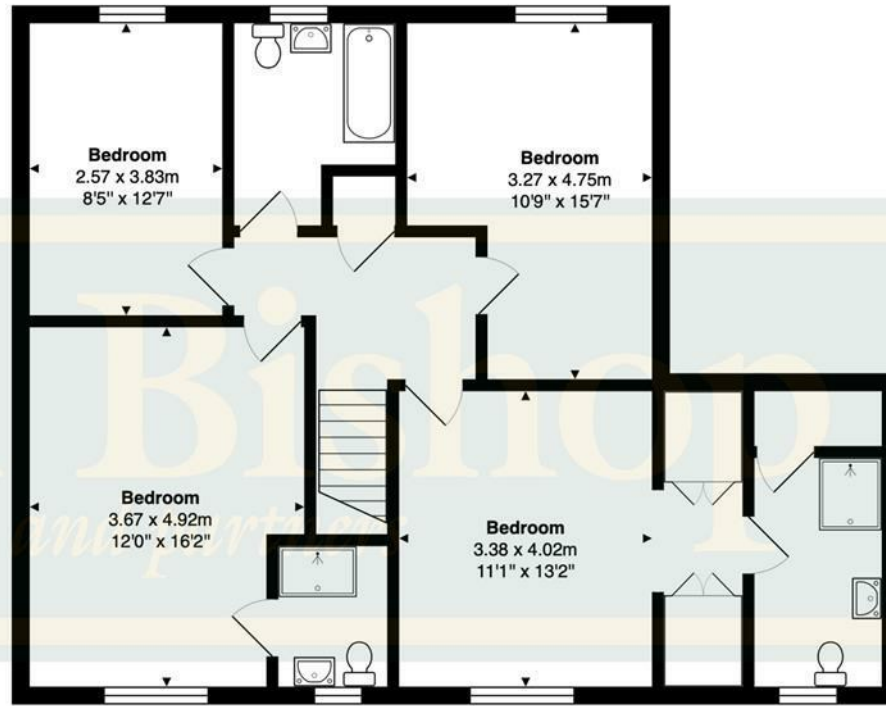
This superb home is perfectly placed to benefit from the great amenities within Codicote Village, being on the edge of the village just a short stroll from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, 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.







**Ground Floor**  
Area: 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup>



**First Floor**  
Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup>

Total Area: 158.5 m<sup>2</sup> ... 1706 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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