



27 COLERIDGE CLOSE
HITCHIN



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Coleridge Close

Hitchin

SG4 0QX

Guide Price £590,000

VIEWINGS TO COMMENCE 5th JULY 2025

A truly stunning home set in cul de sac setting ideally placed for the rail station and within close proximity of a number of desirable schools. This beautifully presented property has been significantly improved with a large two storey side extension creating highly versatile accommodation ideal for modern living. A stunning centrally located recently refitted dining kitchen is well placed between two generous reception rooms. A utility room and shower room further complement the ground floor space.

On the first floor there are 4 bedrooms and two further bathroom facilities.

Externally, off street parking to the front leading to a reduced length garage. The rear garden with its south west aspect has a gate opening onto St Michaels road which helps to speed up journeys to the station.



Freehold

Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225)

THE HOUSE

This considerably improved and extended home offers generous well planned accommodation ideal for modern needs. Extended to the side with a two storey extension, which has transformed the balance of the house. Attractive parquet style engineered oak flooring flows through from the front of the house through the lounge and on to the dining kitchen. The ground living space works exceptionally well with the kitchen forming a hub between front and rear reception rooms. The kitchen was refitted in 2025 comes with integrated oven, gas hob, ,extractor, dishwasher and fridge freezer. The utility room and ground floor shower room were also refitted in 2025. There are two generous reception rooms, one to the front and one to the rear. On the first floor, four bedrooms and two bathroom facilities. The heating is gas fired to radiators via a 'Wiseman' boiler located in the utility room. New double glazing has recently been installed throughout the house.











EXTERNALLY

To the front of the house off street parking leading to a reduced length garage ideal for bike store. Gated side access leads through to a widening rear garden designed on two tiers. Adjacent to the house a large paved sun terrace complete with awning. Steps lead to the upper lawn area all fully enclosed with high level fencing and gated access to St Michaels road. The rear garden benefits from a south westerly aspect.

LOCATION

Coleridge Close forms part of what is known as "The Poets' development built in the late 1970's/ early 1980's. The development is designed in alphabetical order starting with Arnold Close closest to the station, hence Coleridge being so well positioned for commuters. Nearby Schools include William Ransom and Mary Exton. Cycle friendly lanes stretch along much of St Michaels road which connect on the southern point to Letchworth Greenway a superb track stretching for miles ideal walks, runs and cycling. There are a number of local shops nearby along with eateries and choice of gastro pubs with pleasant gardens.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 115sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current C
Potential B

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

SERVICES

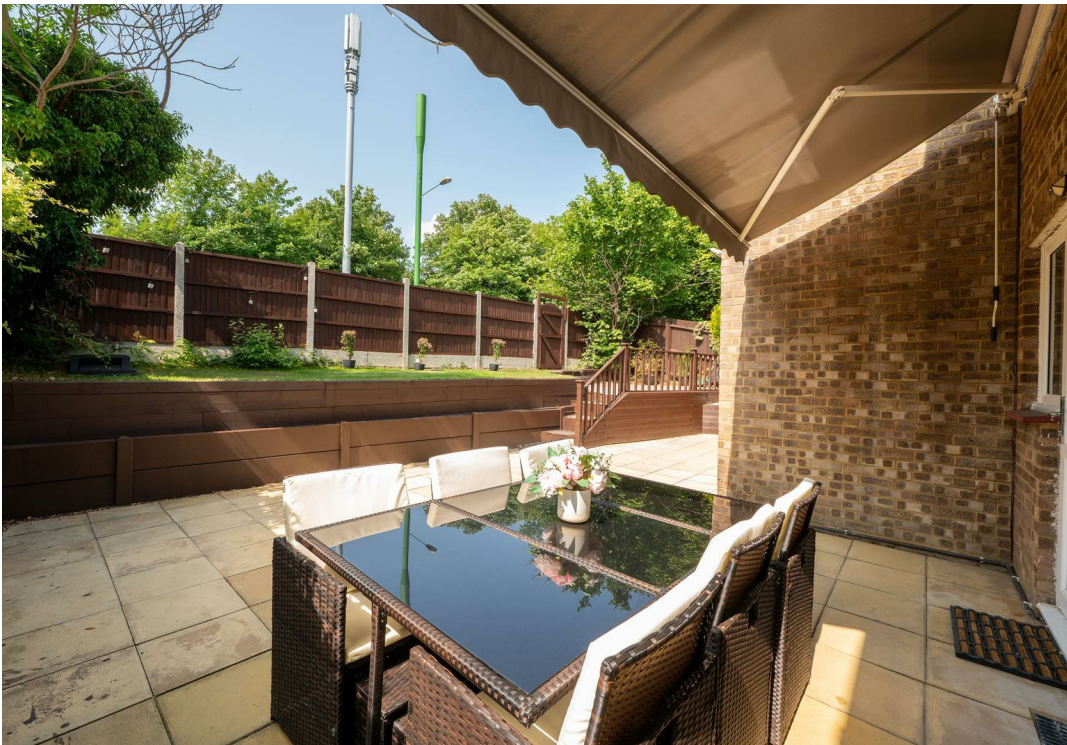
All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)





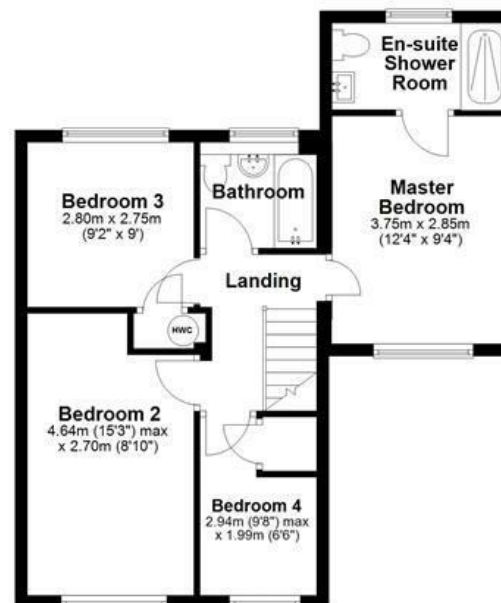
Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 115.2 sq. metres (1239.6 sq. feet)

