



7A ROYAL OAK LANE
PIRTON



7a Royal Oak Lane

Pirton

Hertfordshire SG5 3QT

Guide Price £535,000

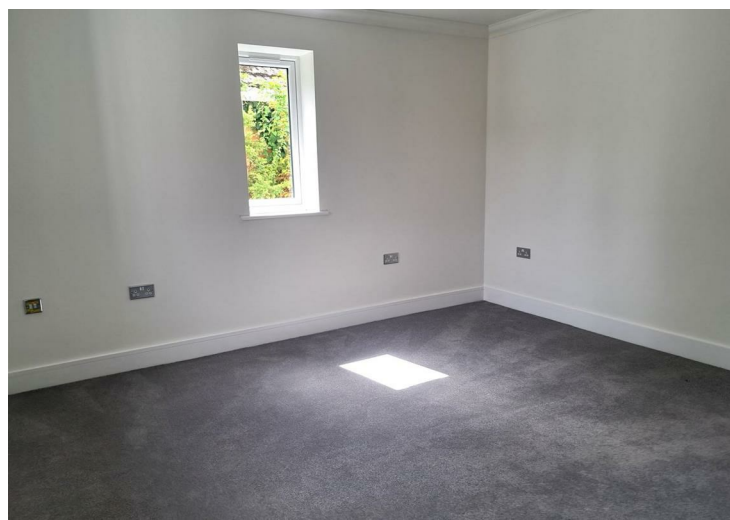
We are delighted to offer for sale, this brand new, contemporary inspired detached bungalow that is centrally located within this attractive North Hertfordshire village.

The property stands on a small, private hard landscaped and southerly facing plot that is discreetly tucked away. It is approached via a private driveway from Royal Oak Lane and unusually at the rear, has gated pedestrian access to the centre of this picturesque village with its many amenities.

The well designed living accommodation features a gas fired boiler to under floor central heating, double glazed windows and doors plus an impressive vaulted ceiling to the social living area. Additional accommodation includes an entrance lobby, a fitted kitchen with built in appliances, quartz work tops and central island. A master bedroom with an en-suite shower room. A main bathroom plus an additional double sized bedroom with built in storage.

This individual home offers in our opinion the perfect lifestyle balance and is ideally suited for those looking for a home that is easy to maintain or looking for a lock up and leave.

Pirton is surrounded by attractive open countryside yet is conveniently placed for many amenities and the thriving Market Town of Hitchin is easily accessed. Hitchin provides extensive shopping, excellent schooling and a fast and frequent train service to London King's Cross.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door opening to:-

Hallway

Airing cupboard. Doors to bedrooms and bathroom Open plan to:-

Kitchen/Dining/Family Room

7.62m x 5.38m max (25'0" x 17'8" max)

Narrowing to 12'10". An impressive room with vaulted ceiling and full length windows to two sides plus bi-fold doors to front. Velux window to both side. Inset spotlights. Underfloor heating. Solid wood flooring.

The Kitchen area is fitted with a range of floorstanding and wall mounted units with drawers, central island with storage beneath, Marble effect granite worksurfaces and matching upstand over. Integrated electric hotpoint oven and grill (not tested). Fitted induction hob (not tested) with extractor screen (not tested). Integrated dishwasher (not tested). Integrated fridge freezer (not tested). Inset stainless steel sink unit with mixer tap over.

Bathroom

1.68m x 1.88m (5'6" x 6'2")

Fitted with a white suite comprising bath with wall mounted shower unit (not tested), low level W.C and washbasin set into a vanity unit. Part tiled walls. Tiled floor. Heated towel radiator. Velux window. Extractor Inset spotlights.

Utility Cupboard

1.45m x 1.40m (4'9" x 4'7")

Granite marble effect worksurfaces with matching upstand. Wall mounted gas fired boiler (not tested). Integrated Hoover washing machine (not tested). Integrated Hoover tumble dryer (not tested). Tiled floor. Extractor.

Bedroom One

3.53m x 3.81m max (11'7" x 12'6" max)

Narrowing to 9'3". Plus entrance recess. Coved ceiling. Dual aspect room with uPVC double glazed windows to front and side. Door to:-

En-Suite Shower Room

Fitted with a white suite comprising shower cubicle with handheld and fixed head showerheads, low level W.C and washbasin set into a vanity unit. Heated towel radiator. Inset spotlights. Extractor.

Bedroom Two

2.79m x 3.40m max (9'2" x 11'2" max)

Coved ceiling. Large cupboard. Velux window. uPVC double glazed window to front.

OUTSIDE

At the Front

Garden area is paved for the ease of maintenance. Pathway leading around the rear of the property. Shrub borders.

Block paved parking area for several cars.

Gravelled driveway leading up to the property which is set back from Royal Oak Lane.

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.

COUNCIL TAX BAND

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

FLOOR AREA

Approx 76sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current B

Potential A

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.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

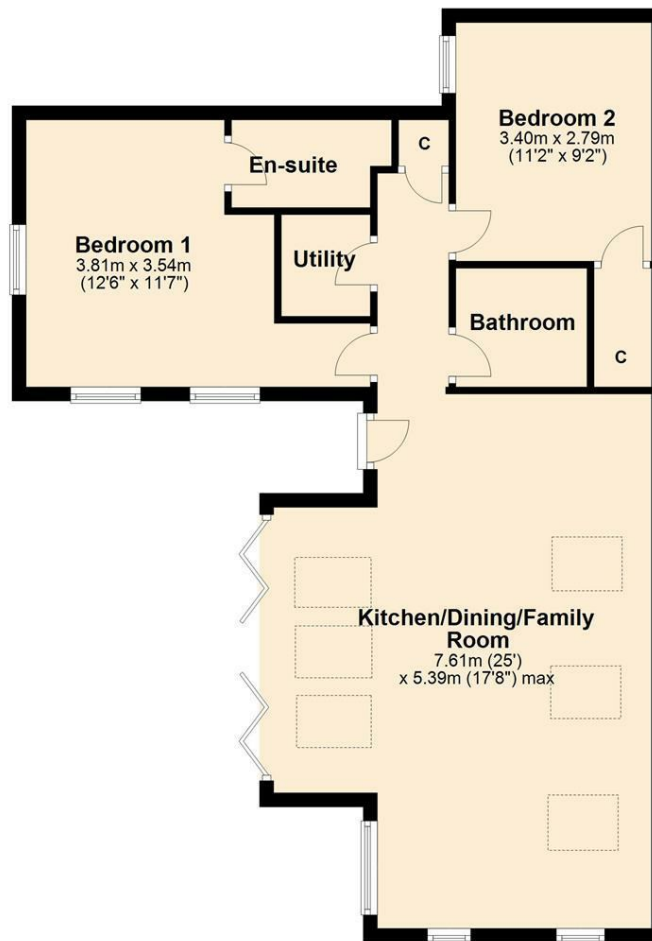
GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

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