

4 THE PADDOCK HITCHIN



4 The Paddock
Hitchin
Hertfordshire SG4 9EF

Guide Price £640,000

Viewings to commence Saturday 22nd March.

A Chain Free, four bedroom detached house situated within a popular cul-de-sac on the south side of town. The property stands on a private westerly facing plot with a garage, carport and ample off street parking. It is available to the market for the first time in nearly 51 years and has been long term happy home for our client. The property is well placed for many amenities including good schools covering all age ranges plus excellent communication links.

The accommodation features an entrance hall, cloakroom, separate sitting and dining rooms, kitchen, four bedrooms and a refitted modern shower room. The property is heated via a gas fired boiler to radiator central heating and windows and doors are double glazed.

Whilst requiring some refurbishment and updating throughout, this property in our opinion offers enormous potential and therefore an early viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE PORCH

With quarry tiled floor. Double glazed entrance door with matching side window to:-

ENTRANCE HALL

Stairs to first floor. Radiator. Telephone point. Wood effect flooring. Multi pane doors to Sitting Room and Kitchen. Door to:-

CLOAKROOM

Comprising Low Level W.C. Wall mounted wash hand basin. Partly ceramic tiled walls. Double glazed frosted window to side. Continuous wooden flooring from the entrance hall.

SITTING ROOM

20'11" x 13'7" (6.38m x 4.14m)

With two double glazed windows overlooking the front garden. Two radiators. Central chimney breast with open fireplace, tiled hearth and matching surround. Television point. Three wall light points. Multi paned glazed door to:-

DINING ROOM

14'5" x 10'1" (4.39m x 3.07m)

Double glazed patio doors leading to rear garden. Double panelled radiator. Three wall light points. Built in under stairs storage cupboard. Multi paned glazed door to:-

KITCHEN

11'2" x 10'8 max (3.40m x 3.25m max)

Fitted with a range of matching wall mounted and floor standing storage cupboards with under unit lighting. Ample rolled edge worksurfaces incorporating a single drainer stainless steel sink unit with chrome mixer tap. Various storage drawers. Ceramic tiled walls. End unit display/storage shelving. Fitted gas hob with extractor over. Wall mounted gas fired Potterton boiler. Fitted Zanussi oven. Space for washing machine. Integrated dishwasher. Integrated fridge. Undercounter freezer (not tested). Double glazed window with views over the rear garden. Double glazed door to the side carport and driveway. Continuous wooden flooring from entrance hall. Two glass fronted wall mounted storage/display storage cabinets.

ON THE FIRST FLOOR

LANDING

Double glazed window to side. Access to loft space with ladder. Doors to all bedrooms and shower room.

BEDROOM ONE

11'10" x 11'8" (3.61m x 3.56m)

Double glazed window to rear. Range of built in wardrobe cupboards with hanging rail and storage shelving, drawers and matching bedside cabinets. Wash hand basin set into vanity unit with storage cupboard below and partly ceramic tiled wall to splash area. Radiator.

BEDROOM TWO

11'10 x 10'6" (3.61m x 3.20m)

Double glazed window to front. Radiator. Range of built in wardrobe cupboards with top storage lockers. , Dressing table and drawers, matching stool and mirror

BEDROOM THREE

10'8" x 9'0" (3.25m x 2.74m)

Double glazed window to front. Radiator.

BEDROOM FOUR

8'10" x 8 (2.69m x 2.44m)

Double glazed window to rear. Radiator. Built in wardrobe cupboard. Wardrobe, mirror and drawers.

SHOWER ROOM

7'1" x 5'10 (2.16m x 1.78m)

Modern suite featuring corner wash hand basin set into vanity unit with storage cupboard below. Walk in shower cubicle with glazed side screen and Bristan shower unit (not tested). Push button Low Level W.C. Heated chrome towel rail. Ceramic tiled walls. Double glazed frosted window to side. Built in airing cupboard with lagged hot water tank and linen shelving.

OUTSIDE

GARAGE

17'0" x 8'4" (5.18m x 2.54m)

Electric up and over entrance door. Power and Light connected. Door to side. Window to rear.

AT THE FRONT

Open plan laid mainly to lawn. Flower and shrub borders. Paved driveway with carport providing off road parking and access to the front door, rear garden and garage.

AT THE REAR

Approx. 40' x 30' westerly facing and laid mainly to lawn. Flower and shrub borders. Enclosed by panelled fencing. Paved patios to immediate rear of the property and behind the garage. Tap. Light.

COUNCIL TAX BAND

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

EPC Rating

Current: D Potential: C

FLOOR AREA

Approx 111sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

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.

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.

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.

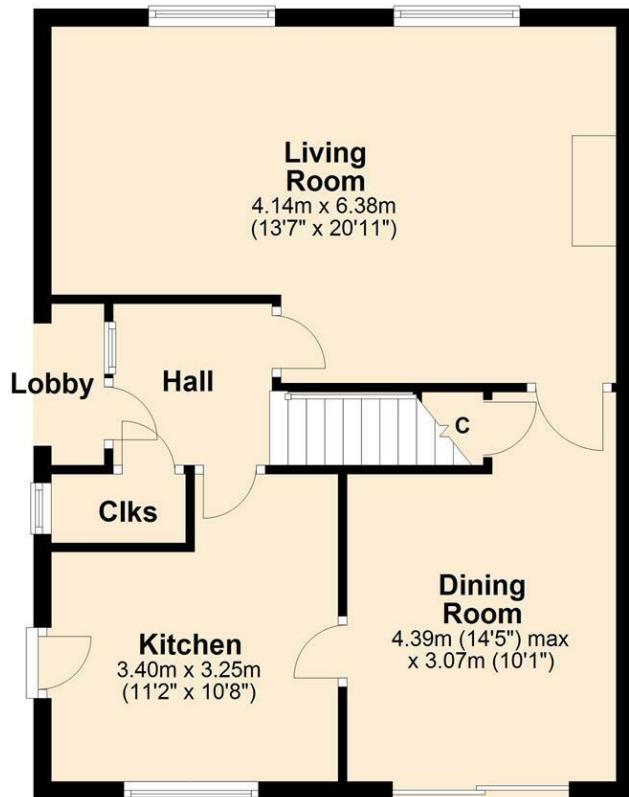
VIEWINGS

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





Ground Floor



First Floor



4 THE PADDOCK, HITCHIN