



49 LINDSAY AVENUE  
HITCHIN



**49 Lindsay Avenue**  
Hitchin  
Hertfordshire SG4 9JA

Guide Price £750,000

CHAIN FREE SALE!!

Situated on the southern tip of Hitchin well placed for access to many of Hitchin's favoured schools is this most interesting home. Vastly extended and modernised by the current owners the accommodation is outstanding. This chalet design home is both discreet and deceptive from the outside. Once inside the property opens up with large expansive rooms leading off from a fabulous central reception hall. Being a chalet style, the ground floor feels vast with four adaptable reception rooms, shower room, dining kitchen and utility. Upstairs three generous bedrooms and large bathroom.

Generous parking to the front and a large flat garden to the rear backing on to a play area.

Internal viewing highly recommended to fully appreciate this outstanding home.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISSES

### ON THE GROUND FLOOR

Storm Porch with entrance door opening to:-

#### Reception Hall

16'0" x 13'5" max (4.9m x 4.1m max)

Central staircase to first floor. Radiator with cover.

Large cloaks cupboard. Doors to:-

#### Shower Room

Fitted with a white suite comprising shower enclosure, vanity washbasin and low level W.C. Tiled walls.

Extractor fan. Double storage cupboard. Heated towel radiator.

#### Lounge

16'0" x 11'5" (4.9m x 3.5m)

Plus recess, Electric fire (not tested). Coved ceiling.

Radiator. Surround sound system with ceiling mounted speakers (not tested). Double glazed bay window to front.

#### Bedroom Four/Study

11'9" x 10'5" (3.58m x 3.18m )

Plus entrance recess. Double wardrobe. Radiator.

Coved ceiling. Double glazed window to rear.

#### Family Room

18'8" x 9'10" (5.7m x 3.0m)

Coved ceiling. Radiator with cover. Double glazed window and French doors opening to the sun terrace and rear garden. Pocket doors opening to:-

#### Dining Room

19'8" x 12'1" (6.0m x 3.7m)

Coved ceiling. Two radiators with covers. High level double glazed windows to side. Bi-fold doors to the sun terrace and rear garden. Door to Hall.

#### Kitchen/Breakfast Room

12'9" x 12'1" (3.9m x 3.7m)

Fitted with a range of high gloss woodgrain effect floorstanding and wall mounted units featuring soft close doors, drawers and carousel corner units. Dark worksurfaces. Integrated five ring gas hob (not tested) with extractor fan over (not tested). Integrated double oven (not tested). Integrated fridge (not tested). Integrated dishwasher (not tested). Bin/recycling store. Breakfast bar. Wine cooler (not tested). Kickspace plinth heater (not tested). LED lighting. Double glazed door to side. Double glazed window to front.

#### Utility

16'0" x 8'10" (4.9m x 2.7m)

Fitted with a matching range of high gloss woodgrain

effect floorstanding and wall mounted units featuring soft close doors and drawers. Dark worksurfaces. Butler sink. Space and plumbing for a washing machine. Space for tumble dryer. Space for an American style fridge freezer. Large corner cupboard/Plant Room housing gas fired boiler (not tested) and pressurised hot water cylinder (not tested). Coved ceiling. Water softener (not tested). Large double door cupboard for cleaning and laundry appliances with facility for recharging units. Double glazed window to front driveway.

### ON THE FIRST FLOOR

#### Landing

21'3" x 3'3" (6.5m x 1.0m)

Eaves storage cupboards. Two double glazed windows to rear. Doors to:-

#### Bedroom One

15'5" x 12'1" max (4.7m x 3.7m max)

Radiator with cover. Double glazed dormer window to front. Double glazed window to rear.

#### Bedroom Two

15'8" x 8'6" (4.8m x 2.6m)

Eaves storage cupboards. Radiator. Double glazed window to rear.



### Bedroom Three

12'1" x 10'5" (3.7m x 3.2m)

Plus overstairs cupboard. Eaves storage cupboard. Coved ceiling. Double glazed dormer window to front.

### Bathroom

12'1" x 6'6" (3.7m x 2.0m)

Fitted with a four piece contemporary suite comprising curved bath, shower enclosure, vanity washbasin and low level W.C. Demisting wall cabinet with lighting. Heated towel radiator. Double glazed velux rooflight.

### OUTSIDE

#### At the Front

Extensive blockpaved driveway providing off-street parking for several cars. Raised lawn area surrounded by mature hedging and low brick wall. Wide gated access at the side and paved footpath leading to the rear garden. Garden taps at the front and side of the house. Outside power points to the front and side of the house. Bicycle shed on the paved side of the house.

#### Rear Garden

Large rear garden laid mainly to lawn with raised sun terrace adjacent to the rear of the house. Mature tree (eating apples) and numerous mature shrubs. Raised deck area with lighting and power points. Steps leading down to a large garden shed with power and light connected.

### 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 D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### FLOOR AREA

Approx 182sqm. 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 D; Potential C.

### 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

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

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](http://www.norgans.co.uk).

