



NORGANS

Surveyors & Estate Agents

4 ICKNIELD CLOSE

ICKLEFORD



4 Icknield Close Ickleford Hertfordshire SG5 3TD

Guide Price £450,000

Viewings to commence Friday 14th February 2025

A smartly presented and greatly improved terraced home that has been cleverly extended to provide spacious living accommodation on the ground floor. The property is centrally located within this attractive and thriving Hertfordshire village and is very well placed for all village amenities including the highly regarded Primary School, Village Stores and local Public Houses/Restaurants.

The property stands on a private landscaped plot and includes a single sized garage that is located within an adjacent block.

This Chain Free property features an entrance lobby and hallway with built in storage. A cloakroom and fitted kitchen with appliances. Additional accommodation includes a large study plus an impressive sized dining room and separate sitting room with direct garden access.

Upstairs there are three good sized bedrooms and a recently refitted bathroom. The windows and doors have been replaced with double glazed units and the property is heated via modern gas fired central heating boiler.

Viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE DOOR

Part glazed composite door. Quarry tiled flooring. Built in storage cupboard with shelving. Multi pane door to:-

ENTRANCE HALL

Turning stairs to first floor with built in under stairs storage cupboard. Radiator. BT point. Oak flooring. Door to Kitchen and Dining room.

CLOAKROOM

Low Level W.C with concealed cistern. Wash hand basin with chrome mixer tap and storage cupboard below. Part tiled walls. Oak flooring. uPVC double glazed frosted window to side. Wall mounted Ideal GFB combination boiler (not tested).

KITCHEN

9'2" x 9'1" (2.79m x 2.77m)

Matching wall and floor standing cupboards with soft closing doors and drawers. Ample oak effect worksurfaces, inset ceramic single drainer sink unit with chrome mixer tap. Part tiled walls. uPVC double glazed window to front. Induction Neff hob and extractor over (not tested), Neff single oven (not tested) Space for washing machine and dishwasher. Integrated Fridge

freezer (not tested). Fitted wine rack. Patterned ceramic tiled floor. Radiator. Internal window to dining room.

DINING ROOM

12'8" x 12'2" (3.86m x 3.71m)

Radiator. Continued oak flooring rom the hallway. TV point. Door and step up to sitting room.

STUDY

12'8" x 6'4" (3.86m x 1.93m)

Oak flooring.

SITTING ROOM

18'11" x 12'4" (5.77m x 3.76m)

uPVC double glazed frosted doors with matching side window and additional picture window to rear. Oak flooring. Radiator. TV point. Storage/display shelving. TV stand.

ON THE FIRST FLOOR

LANDING

Doors to all bedrooms and bathroom.

BEDROOM ONE

12'11 x 10'5" (3.94m x 3.18m)

uPVC double glazed window to rear. Radiator. Access to loft space. A range of built in wardrobes with hanging rail and shelving. Oak flooring.

BEDROOM TWO

11'8" x 8'3" (3.56m x 2.51m)

uPVC double glazed window to rear. Radiator. Oak flooring.

BEDROOM THREE

10'7" x 8'2" (3.23m x 2.49m)

uPVC double glazed window to front. Radiator. Oak flooring.

BATHROOM

10'5" x 6'2" (3.18m x 1.88m)

uPVC frosted window to front. White panelled bath with separate shower unit over (not tested) featuring fixed and flexible shower head and screen. Low Level W.C. Wash hand basin set into vanity unit with cupboards below. Ceramic tiled walls. Heated chrome towel rail. Two wall light points. Built in airing cupboard with linen shelving.

OUTSIDE

AT THE FRONT

Paved for the ease of maintenance. Pathway to front door.

AT THE REAR

Approx. 27' x 25', Paved patio to the immediate rear. Railway sleeper flower beds. Enclosed by panelled fencing. Artificial grass. Wall lights. Tap. Gate to rear.



GARAGE

18'5" x 7'10" (5.61m x 2.39m)

Up and over door.

COUNCIL TAX BAND

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

FLOOR AREA

Approx 104 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current: D

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.

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.

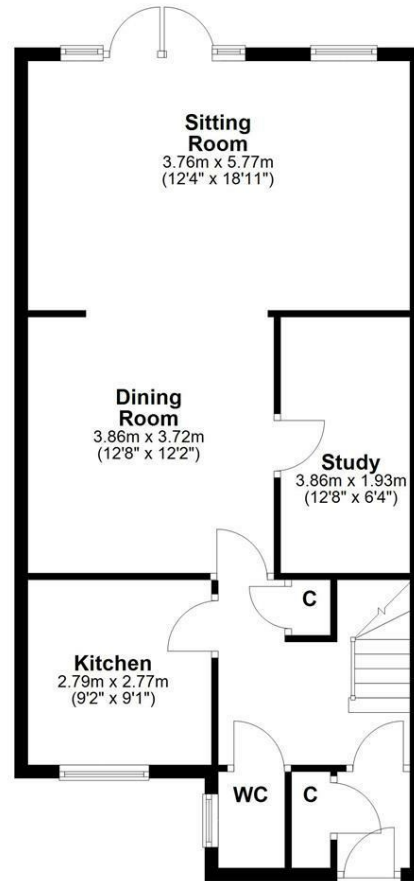
VIEWINGS

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

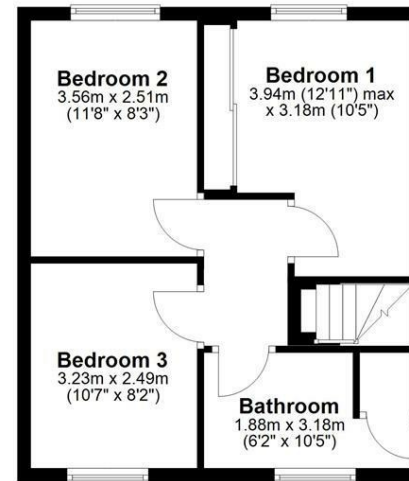
PROBATE

Please be advised that this is a probate sale. We understand probate has already been granted.

Ground Floor



First Floor



4 Icknield Close, Ickleford