



NORGANS
Surveyors & Estate Agents

LITTLE LANE
PIRTON



Little Lane

Pirton

Hertfordshire SG5 3QR

Guide Price £750,000

VIEWINGS TO COMMENCE - Friday 13th March 2026

Centrally located within this highly regarded Hertfordshire village and well placed for amenities, is this individual, beautifully presented three/four bedroom detached home with many quality fixtures and fittings.

With generous well proportioned rooms, gas fired underfloor heating to both the ground and first floors. The accommodation comprises a grand reception hall with a central staircase, cloakroom, family rooms/ forth bedroom, triple aspect sitting room with fireplace, an impressive fitted social kitchen/dining room with built in appliances and utility plus three double sized bedrooms, en-suite wet room and family bathroom.

The property stands on private landscaped plot. Off street parking via a blocked paved driveway leading to a large single detached garage with an electric up and over door.

Potentially CHAIN FREE!!

Viewing

By appointment with Norgans Estate Agents.





ON THE GROUND FLOOR

Reception Hall

17'3" x 10'5" (5.28 x 3.20)

Solid entrance door with matching double glazed side windows and decorative shutters. Stone effect tiled floor with a central staircase providing access to the first floor. Recessed LED lighting. Telephone point. Oak French style doors with bevelled edge glass providing access to the sitting room and family room. Matching multi-paned style doors to kitchen and door to:-

Cloakroom

Fitted with a modern white suite with quality Grohe fittings comprising of a concealed cistern, wall hung push button low level W.C and wash handbasin with chrome taps. Extractor fan. Ceramic tiled flooring. Recessed LED spotlighting. Partly ceramic tiled walls.

Family Room / Bedroom four

11'10" x 9'8" (3.63 x 2.97)

With a double glazed window with views over the front garden and driveway. Recessed LED spotlighting.

Sitting Room

22'8" x 12'7" (6.93 x 3.86)

A triple aspect room with double glazed windows with views to the front and side. Matching double glazed French style doors with matching side windows providing access to the rear garden. Recessed LED spotlighting. Log burner style fire. TV point. Telephone point. Two wall light points. Decorative dado rail. Solid cherry wood flooring. . Additional five-amp mood lighting circuit.

Social Kitchen / Dining Room

20'0" x 11'10" (6.10 x 3.61)

An impressive open plan room with continuous stone effect tiled flooring from the entrance hallway. The kitchen area is fitted with an excellent range of matching wall mounted and floor standing storage cupboards with top corncicing and under pelmet lighting. Various storage drawers. Ample granite worksurfaces. One and a half bowl sink unit with drainer integrated within the worksurface. Stylish tiled walls. Integrated Bosch dishwasher (not tested). Free standing stoves Richmond range cooker (not tested) with two electric ovens, warming drawer and grill plus a 7- ring gas hob (available by separate negotiation). Natural stone tiled splash back. Fitted stove extractor (available by separate negotiation and not tested). Fitted wine rack. Low level LED lighting. Circular corner carousel style plate racks and storage shelving with integrated lighting. TV point. Deep built-in storage cupboard with double entrance doors. Coved ceiling. additional five amp mood lighting circuit. Recessed ceiling spotlighting. Double glazed window with views over the rear garden. Double providing access to the rear to the rear patio and garden. Door to utility room.

Utility Room

6'7" x 6'3" (2.03 x 1.91)

Fitted with a matching range of wall mounted and floor standing storage cupboards with rolled edge worksurfaces and a single drainer stainless steel sink unit. Space for a washing machine and tumble dryer. Wall mounted Worcester gas fired boiler, replaced in 2015 (not tested). Partly ceramic tiled walls. Coved ceiling. Extractor fan. Partly glazed door providing access to the side pathway. Continuous stone effect tiled flooring from the kitchen.

ON THE FIRST FLOOR

Landing

A galleried style landing with coved ceiling and recessed LED spotlighting. Oak doors providing access to all bedrooms and family bathroom. Built-in airing cupboard with a pressurised hot water tank (replaced in 2018). Linen shelving and integrated light.

Master Bedroom

14'0" x 12'9" (4.27 x 3.89)

with measurements taken to the front of a range of deep built-in wardrobes cupboards with hanging rails and storage shelving. Access to eves storage. Recessed directional LED spotlights. Double glazed window to the side. Additional five-amp mood lighting circuit doors to:-

En-suite Wet Room

Fitted with a modern suite with quality Grohe fittings comprising of a concealed cistern white wall hung push button low level W.C and wash handbasin. Double adjustable shower head unit (not tested) with shower rail. Ceramic tiled floor and walls. Extractor fan. Recessed directional LED spotlighting. Heated towel rail.

Bedroom Two

14'2" x 10'11" (4.34 x 3.35)

With a double glazed window to the side with views. Built-in eaves storage cupboard. Additional built-in wardrobe cupboard.

Bedroom Three

11'6" x 9'8" (3.53 x 2.97)

With measurements taken to the front of a range of deep built-in wardrobe cupboards with various hanging rails and storage shelving. Loft access space.

Family Bathroom

Fitted with a modern Grohe white suite comprising of a concealed cistern, wall hung push button low level W.C, wash handbasin and panelled bath with a mixer tap shower attachment. Ceramic tiled walls and floor. Heated towel rail. Double glazed window to the side. Recessed LED spotlighting. Shaver socket. Built-in vanity unit with storage cupboard, mirror shelves and recessed spotlighting. extractor. Ceramic tiled wet room area with a glass brick divider and contemporary double head shower unit (not tested). Extractor fan. Recessed lighting.

OUTSIDE

At The Front

The property is accessed via Little Lane and is the last property on the left hand side. The property is approached via a substantial block paved driveway that provides off-road parking for several; cars, access to the front door and large single detached garage. The front garden is well stocked with various flower and shrub borders plus external lighting. A gated pathway provides access the the rear garden.

Garage

18'0" x 10'5" (5.49 x 3.18)

With a remote controlled electric up and over door. Power and light connected. Eaves storage. Double glazed window to the side.

Rear & Side Gardens

The substantial landscaped gardens are a particular feature of the property and are laid mainly to lawn with various well stocked flower and shrub borders. To the immediate rear of the kitchen/dining room is a large paved patio area with a stepping stone path that leads to an additional sitting area that is towards the rear boundary. Located within the garden area various power points and outside lighting. The garden is enclosed by panelled fencing and offers in our opinion a good degree of privacy. A railways sleeping a cobbled effect pathway meanders along the side of the property and provides access to an additional garden area with a vegetable plot and garden store area with a concrete base suitable for a small shed.

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

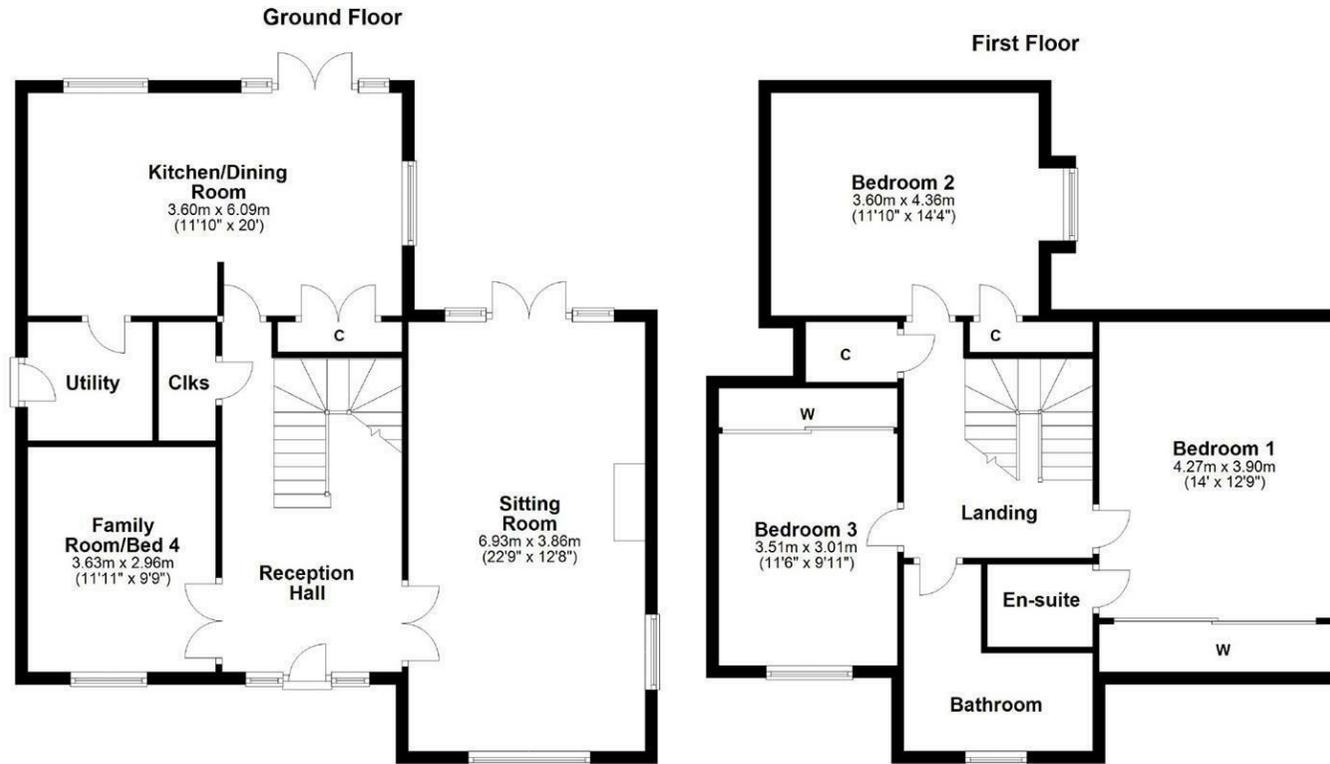
We are advised that the Council Tax Band for this property is currently Band G This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet. Current EPC rating - C

GDPR

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Poppyfields, Little Lane, Pirton