



SOUTHLANDS, 56 BLACKHORSE LANE
HITCHIN



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Hertfordshire SG4 9EN

Guide Price £1,075,000

BEST AND FINAL OFFERS 12NOON FEBRUARY 2ND 2022

A substantial 1930's built, four bedroom detached house situated within an established residential location on the popular southside of town.

This attractive Chain Free home is well placed for many amenities including excellent communication links via road and rail plus good schools covering all age ranges. It stands broadly centrally on a private plot with ample off street parking and features a newly constructed garage and car port.

The accommodation features a wide traditional entrance hall with exposed parquet flooring. A large fitted social kitchen/breakfast room with a utility room and bi folding doors that lead out to the rear garden. An impressive dual aspect dining room with a walk in bay window and central fireplace. Study, cloakroom and a large sitting room with an open fireplace.

Upstairs there is a modern refitted family bathroom and cloakroom plus four good sized bedrooms, including the master bedroom with an en-suite shower room and dressing area.

An early viewing is highly recommended in order to appreciate the space, flexibility and further potential of this large, traditional family home.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance Porch with curved leaded light double entry doors. Original leaded light entrance door with matching side windows opening to:-

Entrance Hall

Exposed parquet flooring. High moulded skirting boards. Staircase to first floor with built-in storage cupboard below. Column radiator. Decorative picture rail. Deep recess with coats storage. Original panelled doors to Dining Room, Study, Cloakroom, Sitting Room and Kitchen.

Study

10'11" x 6'7" (3.33m x 2.01m)

uPVC multi paned window to the front with views over the front garden. Parquet flooring. Decorative picture rail. Decorative ceiling cornice. Telephone point. Roll top radiator.

Dining Room

15'0" x 14'10" (4.57m x 4.52m)

An impressive dual aspect room with a uPVC double glazed multi-paned curved bay window with views over the front garden and driveway. Matching window to side. Radiator. Open fireplace with slate hearth. High moulded skirting boards. Decorative picture rail. Wood effect flooring.

Cloakroom

Fitted with a modern suite comprising a high level W.C and washbasin set into vanity unit. Ceramic tiled walls to half height. Ceramic tiled floor. Heated chrome towel radiator. UPVC double glazed frosted multi-paned window to rear.

Sitting Room

19'1" x 12'0" (5.82m x 3.66m)

Dual aspect with uPVC double glazed multi-paned French doors and matching side windows to front garden. uPVC double glazed multi-paned window to rear garden. Central chimneybreast with open fireplace, sandstone surround and hearth. TV point. Two roll top radiators. Decorative picture rail. High moulded skirting boards. Coved ceiling.

Kitchen/Breakfast Room

17'6" x 14'10" (5.33m x 4.52m)

Dual aspect with built-in folding doors to rear garden and multi-paned window to side. Fitted with a range of cream shaker style floorstanding and wall mounted units with soft close doors and drawers, top corning and corner carousel units. Granite worksurfaces and matching splashbacks. 1.5 bowl sink unit with integral drainer, mixer tap and flexible rinse tap. Wine rack. Rangemaster cooker with two ovens, grill and storage drawer, 6 ring electric hob (not tested) with brushed steel splashback and SMEG extractor over (not tested). Various storage shelving. Recessed spotlights. Integrated dishwasher (not tested). Gas point. Ceramic tiled floor. Recesses for separate fridge and freezer. High column radiator. Door to:-

Utility Room

6'4" x 4'7" (1.93m x 1.40m)

Fitted with a range of floorstanding and wall mounted storage cupboards with rolled edge worksurfaces over. Space and plumbing for washing machine. Space for tumble dryer. Frosted window to rear.

ON THE FIRST FLOOR

Landing

uPVC double glazed multi-paned window to rear. Column radiator. Built-in airing cupboard with linen storage and radiator. Original panelled doors to all Bedrooms, Bathroom and separate W.C.

Bedroom One

14'5" x 11'11" (4.39m x 3.63m)

uPVC double glazed multi-paned window to front. Coved ceiling. Radiator. Central chimneybreast with fireplace surround. High moulded skirting boards. Recessed dressing area with built-in wardrobe cupboards. Door to:-

En-Suite

8'6" x 4'3" (2.59m x 1.30m)

Fitted with a suite comprising large walk-in shower cubicle with glass screen and fixed and flexible showerheads, washbasin set into vanity unit with chrome mixer tap and concealed cistern low level W.C.

Ceramic tiled walls. Ceramic tiled floor. uPVC double glazed multi-paned frosted window to rear. Extractor.

Bedroom Three

13'5" x 10'0" (4.09m x 3.05m)

uPVC double glazed multi-paned window to front. Circular window to front. Radiator. High moulded skirting boards. Corner fireplace with ceramic tiled surround.

Bedroom Two

15'0" x 12'10" (4.57m x 3.91m)

uPVC double glazed multi-paned curved bay window to front. High moulded skirting boards. Two radiators. Central chimneybreast with built-in wardrobe cupboards to either side.

Bedroom Four

11'8" x 8'9" (3.56m x 2.67m)

uPVC double glazed multi-paned window to side. Radiator. High moulded skirting boards.

Separate W.C.

Fitted with a modern white suite comprising low level W.C and washbasin. Built-in cupboard with hot water cylinder (not tested). Frosted uPVC double glazed multi-paned window to rear.

Bathroom

8'0" x 7'0" (2.44m x 2.13m)

Plus entrance recess. Underfloor heating. Fitted with a suite comprising freestanding clawfoot bath with mixer tap shower attachment and washbasin set in vanity unit with cupboards below. Shaver socket with light. Wet room area with fixed and flexible showerheads. Heated chrome towel radiator. Frosted uPVC double glazed multi-paned window to side. Extractor. Ceramic tiled walls. Ceramic tiled floor. Access to vast loft space.

Roof/Loft Space

The property has the benefit of a new roof that was installed during the autumn of 2021. Within the roof, is a vast loft space that in our opinion has enormous potential to create additional living space (subject to acquiring the required consents).



OUTSIDE

At the Front

Laid mainly to lawn and enclosed by panelled fencing. Flower and shrub borders. Blockpaved pathway to the front door. Extensive gravelled parking area. Gated access to side courtyard.

Garage

19'3" x 9'5" (5.87m x 2.87m)

With up and over vehicular entry door. Power and automatic light connected.

Carport

19'0" x 9'1" (5.79m x 2.77m)

Automatic light. Access to large loft space with enormous potential,

Rear Garden

Enclosed by panelled fencing with concrete posts. To the immediate rear of the house is large natural stone paved patio area and matching paved side courtyard. Various raised flower and shrub borders. Outside lighting. Garden tap. Additional raised matching natural stone paved terrace. The remaining garden is laid to lawn and offers in our opinion good privacy.

Side Courtyard

Raised planters. Enclosed by panelled fencing. Gated access to the front.

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

FLOOR AREA

Approx 173.sqm. 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 we have not tested any services installations or appliances.

VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy.

Please be aware that you will be required to wear a mask during the course of the viewing and hand sanitise on arrival at the property. You must advise us immediately if you develop symptoms or are required to self isolate.

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.

