



NORGANS

Surveyors & Estate Agents

23 SAXON RISE
PIRTON



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Pirton

Hertfordshire SG5 3FA

Guide Price £660,000

A bright and spacious modern home standing on a good-sized south westerly facing plot with a large garage and off-street parking. Constructed in 2020 by Spitfire Bespoke Homes, this attractive home forms part of a small, private development of similar styled homes with direct access to a large meadow.

The property has been built and finished to a high specification and includes Porcelanosa tiling, under floor central heating to the ground floor, Villeroy & Boch sanitary ware plus a fabulous, bespoke Shaker style kitchen with quartz work surfaces and built-in appliances. Unusually, both ground and first floors feature high ceilings.

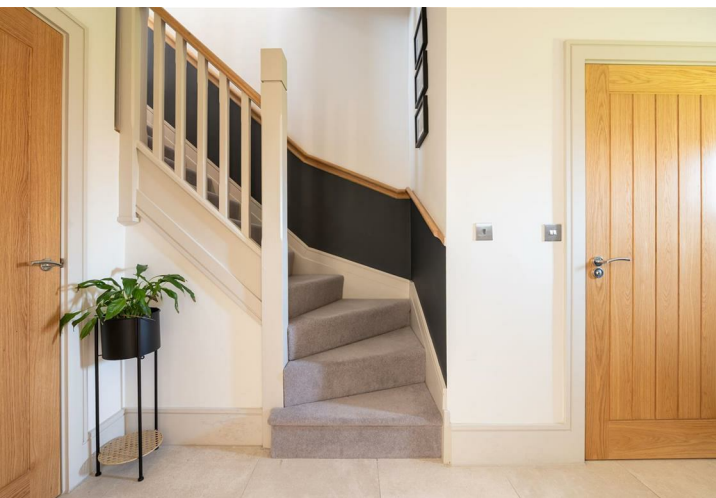
The accommodation features an entrance hall with a large storage cupboard. Oak doors then provide access to a cloakroom and a very impressive, open plan social living space which includes the kitchen, dining and living space with direct garden access. Upstairs, the master bedroom features a walk-through dressing area and en-suite shower room. In addition, there are two further large double bedrooms and an impressive main bathroom with separate shower.

Outside the garden has been landscaped to a high standard and offers a good degree of privacy. The garden features a large natural paved patio area and a modern, versatile garden room which is equipped with heating, electricity and internet connection. The large integral garage also offers enormous potential.

An early viewing of this fabulous home is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Partly double glazed entrance door opening to

ENTRANCE HALL

Turning staircase to the first floor with large built in under stairs storage cupboard. Recessed spot lighting. Porcelanosa porcelain tiled floor. Part panelled effect wall. Oak doors to the living space and cloakroom. Door to;-

CLOAKROOM

6'6" x 3 (1.98m x 0.91m)

Fitted Villeroy and Boch white suite featuring concealed cistern, push button Low Level W.C. Wash hand basin with chrome mixer tap set into vanity unit. Frosted double glazed window to front. Partly ceramic tiled walls. Recessed spot lighting. Extractor fan. Continued porcelain tiled flooring from hallway.

OPEN PLAN AREA

Comprising;-

KITCHEN

11'7 x 9'10" (3.53m x 3.00m)

Fitted with matching range of wall mounted and floor standing shaker style units with soft close doors and drawers. Integrated Zinussi dishwasher and washing

machine (not tested). Seimens double oven (not tested). Integrated Electolux fridge freezer (not tested). Seimens induction hob with extractor over (not tested). Ample quartz worktops with integrated drainer, matching upstands and splash back to the hob area. 1 1/2 bowl underslung sink unit with mixer tap. Two wall mounted glass fronted display/storage cupboards. Double glazed window with fitted shutters with views to the front. Built in cupboard housing wall mounted Vaillant gas fired boiler (not tested). Recessed spot lighting. Matching breakfast bar with quartz worksurface, upstands and storage cupboard and wine fridge (not tested). Continued porcelain tiled flooring.

SOCIAL LIVING SPACE

21'11" x 17'10" (6.68m x 5.44m)

Featuring dining and sitting areas. Large double glazed French style doors with matching side windows providing access to the rear patio and garden. Additional double glazed windows. Continuous porcelain tiled flooring. TV point. Recessed spot lighting.

LANDING

Access to loft space. Radiator. Built in over stairs storage cupboard. Oak doors providing access to all bedrooms and main bathroom. Recessed spot lighting.

MASTER BEDROOM SUITE

Comprising;-

BEDROOM AREA

11'5" x 9'10" (3.48m x 3.00m)

With double glazed window with views over the rear garden. Two radiators. Part panelled feature wall. Recessed spot lighting. Open plan access to;-

DRESSING ROOM

9'10" x 4'9" (3.00m x 1.45m)

Two sets of built in wardrobes with Oak doors. Recessed spot lighting. Door to;-

EN SUITE SHOWER ROOM

8'10" x 4'10" (2.69m x 1.47m)

Fitted white Villeroy and Boch suite featuring concealed cistern push button low Level W.C. Semi pedestal wash hand basin with chrome mixer tap. Walk in shower cubicle with fixed and flexible shower heads. Partly ceramic tiled walls. Recessed spot lighting. Extractor fan. Frosted double glazed window to front. Chrome heated towel rail. Shaver socket. matching ceramic tiled floor. Wall mounted bathroom cabinet with light.

BEDROOM TWO

17'11" x 9'9" (5.46m x 2.97m)

Two double glazed windows with views over the rear garden. Radiator. Feature panelled wall.



BEDROOM THREE

15'6" x 10'6" (4.72m x 3.20m)

Two double glazed windows to front. Radiator. Built in wardrobe cupboards with double oak entrance doors.

BATHROOM

10'7" x 6'10" (3.23m x 2.08m)

Fitted Villeroy and Boch suite featuring bath with mixer tap shower attachment. Concealed cistern push button low level W.C. Wash hand basin set in to vanity unit with chrome mixer tap. Separate shower cubicle with screen entrance door, fixed and flexible shower heads. Recessed spot lights. Heated chrome towel rail. partly ceramic tiled walls. Extractor fan. Shaver socket. Wall mounted cabinet with light. Ceramic tiled floor.

OUTSIDE

AT THE FRONT

Mainly laid to lawn with maturing hedge and white picket fence to front boundary. paved pathway to the front door. Flower and shrub borders. Double width block paved driveway providing off street parking for two cars and access to the garage. Gated side access way to rear garden.

GARAGE

23'10" x 10' (7.26m x 3.05m)

With electric up and over entrance door. double glazed

door to rear. Power and light connected. Rotec electric car charging point.

AT THE REAR

55' x 40' approx (16.76m x 12.19m approx)

To the immediate rear is a large natural stone paved patio. Remainder maid to lawn with various well stocked flower and shrub borders. enclosed by panelled fencing. Light. Tap. gated pathway to front.

INSULATED HOME OFFICE/GYM

9'1" x 7'7" (2.77m x 2.31m)

Modern contemporary building with cedar cladding. Power and light connected. Electric heater. Wired internet point. Wood effect flooring. Recessed spot lighting. Large double glazed French style entrance doors. Plus additional full height double glazed window to side. Outside lighting.

AGENTS NOTE

Please note we are advised by the sellers that Saxon Rise is a private road and the residents pay an annual estate charge. Currently £500.00.

COUNCIL TAX BAND

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

EPC RATING

Current B
Potential B

FLOOR AREA

Approx 129sqm. 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.

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

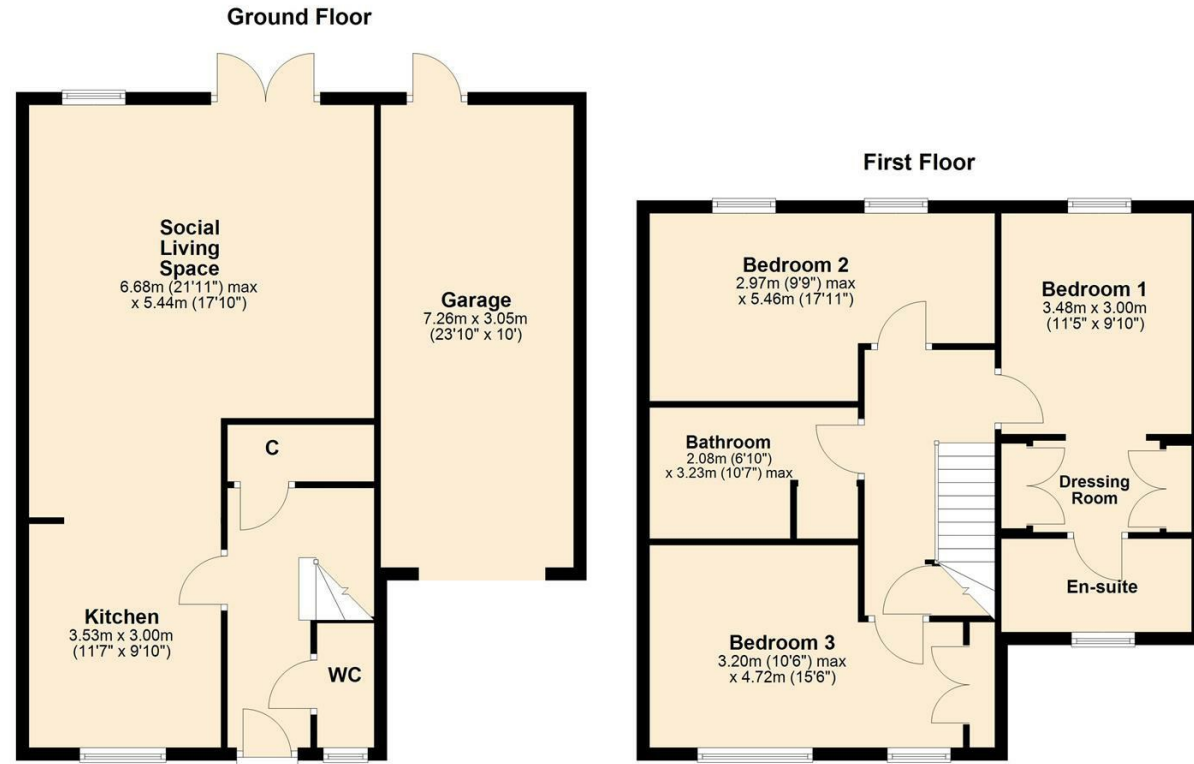
We are advised that this property is Freehold.

VIEWINGS

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







23 Saxon Rise, Pirton