



NORGANS
Surveyors & Estate Agents

132 BEARTON ROAD
HITCHIN



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Hitchin

SG5 1UB

Guide Price £950,000

'BEST AND FINAL OFFERS' - 12 Noon 3rd
February 2026

Located within a highly desirable area just north of the town and easy walk to the station, is this beautifully presented character home. Considerable time, money and thought have gone into the design, creating this spacious home complete with stunning gardens, off street parking and attached garage. The flexible accommodation now flows between the three floors incorporating the the top floor master bedroom complete with it's sumptuous en-suite and elevated views. The ground floor is widens out behind the garage to provide stunning open plan kitchen/living space opening seamlessly onto the rear sun terrace. In addition there is an evening lounge to the front for cozy nights along with a ground floor shower room. There a four generous bedrooms including the master suite and a further family bathroom on the first floor. The adjoining oversized single garage complete with internal door to the house is a real asset. To the rear a generous landscaped contemporary garden.



Viewing

By appointment with Norgans Estate Agents.



Vendor's Notes

- Purchased Late May 16
- Replacement bi-fold doors June 2017 Langford Windows
- May 17 New electric Garage Door
- Dec 16-Spring 2017 Various decorating works throughout, new spots lighting throughout, new stair banisters and carpets.
- Spring 2019- New soffits and facers fitted to replace the existing wooden versions
- Plumis Automist fitted fire suppression fitted early 2020 in line with loft extension
- Loft Extension Completion March 2020, new master bedroom and wet room, bath, under floor heating complete new build of loft space to a bedroom and Wet room.
- Oct 21 New Garden Decking, Patio, new slated larch wood fencing and frames, Landscaping, raised planting beds, outdoor lighting and power to new pergola, fencing and outdoor seating area
- July 2023 New combi boiler fitted and old water tank removed from back bedroom
- Oct 23- Replacement Kitchen Doors and Front, new sink and Taps
- Feb 2024 New Front door and frame
- Jan 25- New downstairs Shower Stiebel Eltron

DCE-X 10/12 Premium - 238159 (Single Phase)

Instantaneous Water 1 Heater 4i Technology

- May 25, wall panelling downstairs TV area and master bedroom wall
- May 25 3 x New replacement radiators in all middle floor bedrooms

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.

Current EPC rating - D

FLOOR PLANS

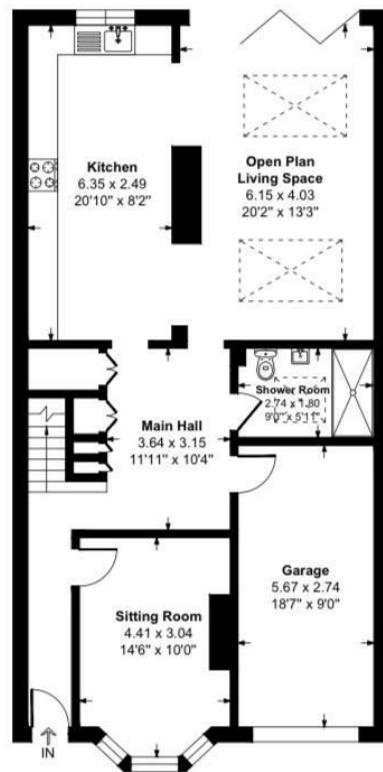
Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

VIEWINGS

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

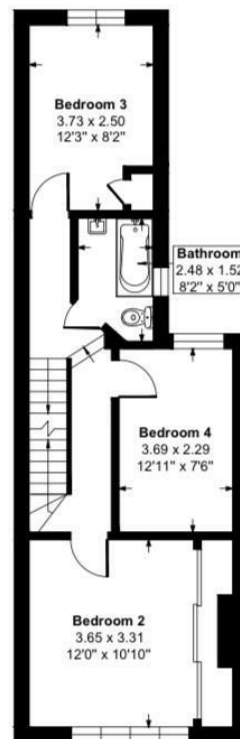
Ground Floor

Approx. 99.3 sq. metres (1069 sq. feet)



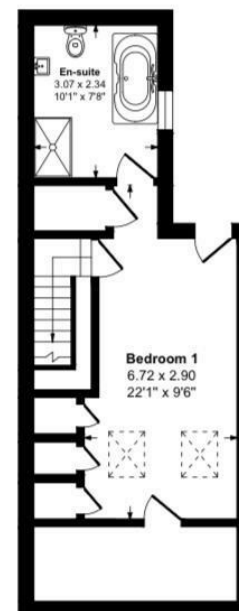
First Floor

Approx. 47.4 sq. metres (511 sq. feet)



Second Floor

Approx. 40.6 sq. metres (437 sq. feet)



Total area: approx. 187.4 sq. metres (2018 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchasers. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.