



PUTTERILLS

est. 1992

9 Docklands, Pirton, Hitchin, SG5 3QF
Offers in the region of £675,000

A well-presented and extended four bedroom semi-detached family home.

Situated in a desirable cul-de-sac in the sought after village of Pirton, this well presented and greatly enhanced four bedroom semi-detached home offers spacious accommodation comprising: entrance hall with cloakroom, sitting room, dining room with doors to the rear, large kitchen and utility room with direct access to attached garage on the ground floor. To the first floor there are four bedrooms with master en suite and dressing room and a family bathroom. Externally the property offers a peaceful location with generous rear garden, ample off road parking and garage.

Pirton is a charming Hertfordshire village which surrounded by beautiful countryside and conveniently located approximately 4 miles north of Hitchin. There are two public houses, a junior school and village shop, whilst more comprehensive Shopping, recreational and educational facilities can be found at nearby Hitchin town, together with a fast mainline rail service to London.

ACCOMMODATION

WC 3'2" x 5'8" (0.97m x 1.73m)

SITTING ROOM 14'6" x 13'1" (4.42m x 3.99m)

DINING ROOM 11'10" x 9'4" (3.61m x 2.84m)

Wooden flooring

KITCHEN 14'4" x 10'10" (4.37m x 3.30m)

Stone flooring

UTILITY ROOM 11'8" x 5'2" (3.56m x 1.57m)

FIRST FLOOR

BEDROOM ONE 15'6" x 10'8" (4.72m x 3.25m)

DRESSING ROOM 10'8" x 5'3" (3.25m x 1.60m)

EN-SUITE 10'7" x 6'4" (3.23m x 1.93m)

BEDROOM TWO 10'1" x 9'11" (3.07m x 3.02m)

BEDROOM THREE 10' x 8'2" (3.05m x 2.49m)

BEDROOM FOUR 8'9" x 7'10" (2.67m x 2.39m)

BATHROOM 7'9" x 5'6" (2.36m x 1.68m)

EXTERNALLY

FRONT AND REAR GARDENS

DRIVEWAY

Paved

GARAGE 16'9" x 10'9" (5.11m x 3.28m)

TENURE

EPC

EER: D

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

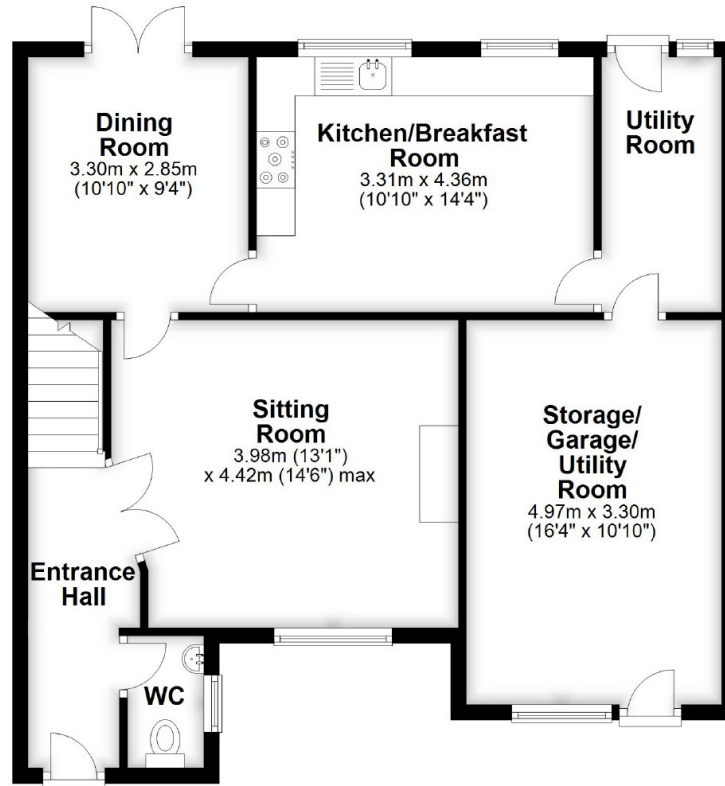






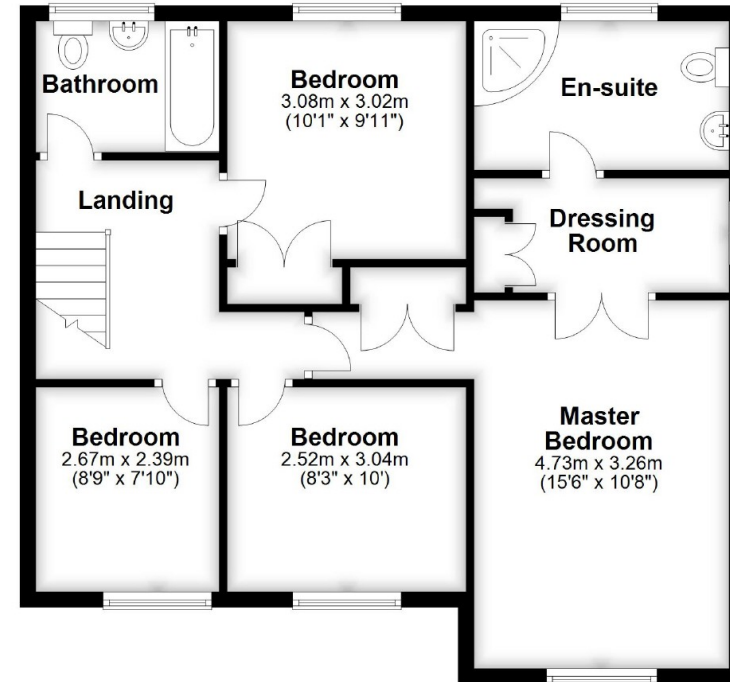
Ground Floor

Approx. 73.6 sq. metres (791.9 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



Total area: approx. 142.3 sq. metres (1532.1 sq. feet)



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