

**Council Tax** Band: E £2,764.98 Apr 24/Mar 25. Local Authority
North Hertfordshire District Council

3 Bath/Shower Rooms

**2 Reception Rooms** 

**Low Maintenance Rear** 

4 Bedrooms

Garden

**EPC** Band C





## Grange Rise, Codicote

This spacious four bedroom semi-detached family home is nestled in a highly sought-after cul-de-sac within the charming village of Codicote. Offering generously sized living spaces, this property includes the convenience of off-street parking and is available with no onward chain.

## **Description**

Welcome to this charming three/four bedroom family home, perfectly situated in a highly desirable neighbourhood.

Step into a spacious entrance hall, which leads to the first floor and sets the tone for the generous layout throughout. The heart of the home is the spacious open-plan lounge and dining area, featuring a cosy fireplace and double doors that open to a light-filled conservatory, ideal for entertaining or relaxing.

The modern kitchen is connected to a utility room with direct access to the rear garden. Additionally, a versatile room on the main level can serve as a comfortable home office, playroom or fourth bedroom, along with a useful shower room

Upstairs, three well-appointed bedrooms include a principal suite with an ensuite shower and fitted wardrobes, and a family bathroom.

Outside, the low-maintenance rear garden features a spacious patio, stairs ascending to a lawned area and a stepping-stone path leading to a garden shed. The front of the property offers block-paved off-street parking for multiple vehicles, adding to the home's convenience and appeal.

## Location

Grange Rise is a popular turning just off Valley Road in this highly regarded village, being within easy each of the village centre with its vast array of shops, amenities and pub/restaurants; the local JMI school is also close at hand.

The towns of Welwyn Garden City and Hitchin are a short drive away, both providing a more comprehensive range of facilities including fast and frequent rail services to London.

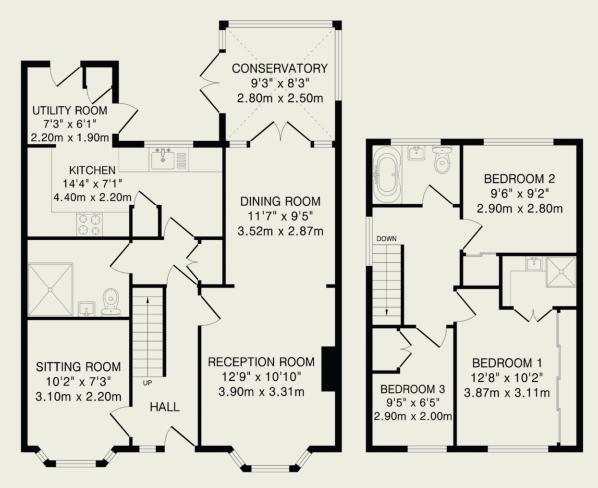








Important Information
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor 747 sq.ft.(69.4 sq.m)approx.

First Floor 402 sq.ft.(37.3 sq.m)approx.

TOTAL FLOOR AREA: 1149 sq.ft.(106.7 sq.m)approx. This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.





