



4 Bedrooms



3 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking for 3 Vehicles



Low Maintenance Rear Garden



EPC Band C

Council Tax

Band: E

£2,764.98 Apr 24/Mar 25.

Local Authority

North Hertfordshire District

Council

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Grange Rise, Codicote, SG4 8YR
Guide Price £524,000 Freehold



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.

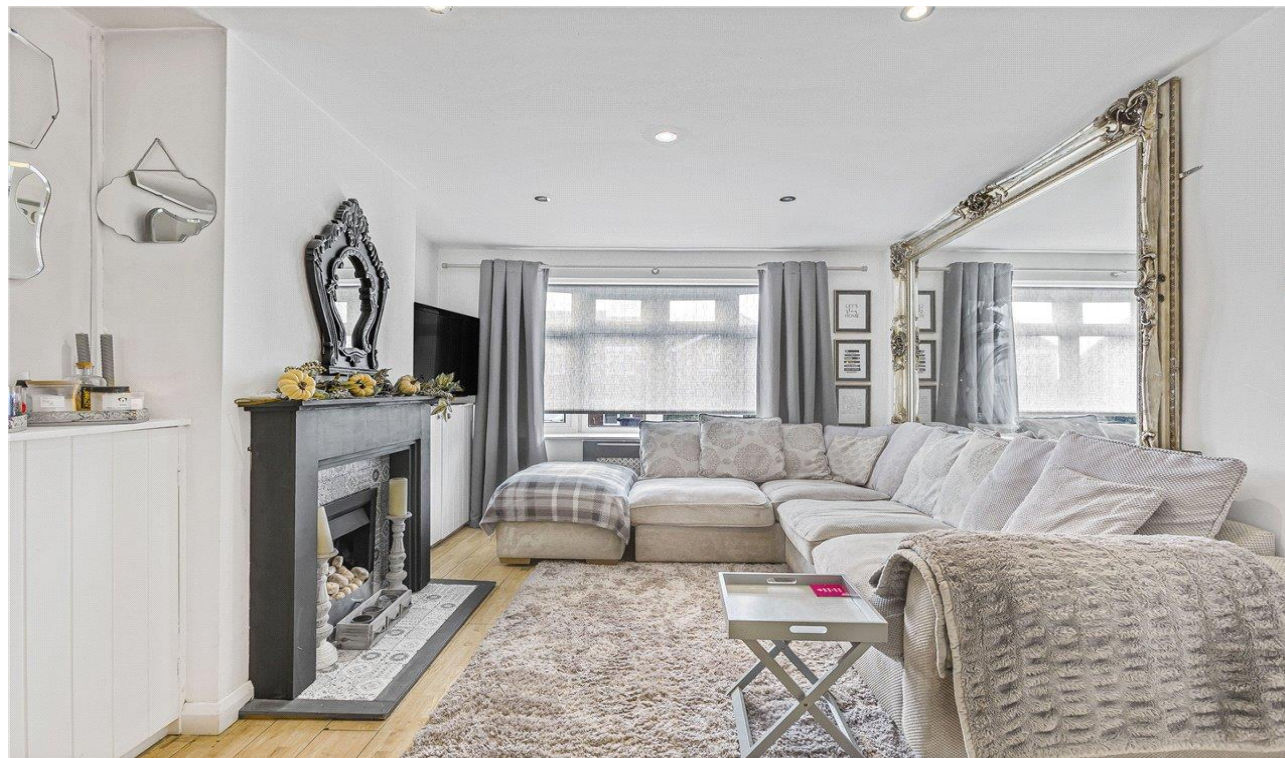
Upstairs, three well-appointed bedrooms include a principal suite with an en-suite shower and fitted wardrobes, and a family bathroom.

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

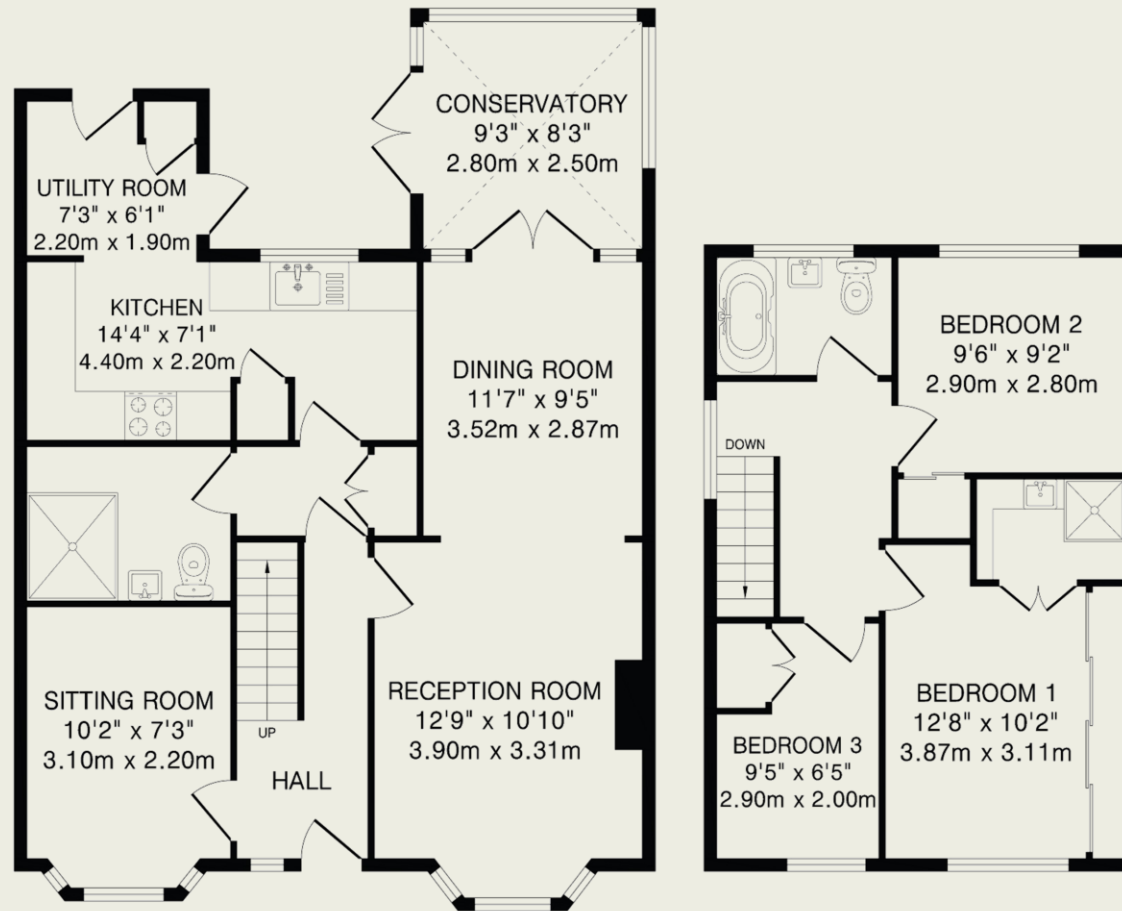
Grange Rise is a popular turning just off Valley Road in this highly regarded village, being within easy reach of the village centre with its vast array of shops, amenities and pub/restaurants; the local JMI school is also close at hand.

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



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.