



3 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Garage and Driveway



South Facing Rear Garden



EPC Band D

Council Tax

Band F
£3,267.71 Apr 24/Mar 25

Local Authority
North Hertfordshire

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Old School Close, Codicote, Hitchin, SG4 8YJ
Asking Price £650,000.00 Freehold

Old School Close, Codicote, Hitchin, SG4

A rare and exciting opportunity to acquire a characterful family home, which was once part of the Old Codicote School dating back to 1857 and converted into a residential property in 1984.

Description

A bright and welcoming entrance hall presents doors to a W/C on the left, followed by a generous cupboard for the storage of coats and shoes. A particularly attractive glazed external door provides a delightful view of the pretty south-facing rear garden at the far end of the entrance hall. The largest reception room is currently being used as an impressive dining room, offering further views of the beautiful garden, but would equally make an ideal family lounge. This space flows round into a sitting room from where the conservatory can be accessed through double glazed doors. In turn, double external doors lead from the conservatory onto a large patio at the rear, perfect for entertaining outdoors.

The sitting room flows into the stylish, custom-made kitchen at the front, which boasts an impressive fitted pantry cupboard and deep cupboard with shelving beneath the stairs. In addition, the kitchen benefits from an integrated dishwasher, 5-ring gas hob and integrated electric oven.

Stairs lead up from the entrance hall to the first floor landing. The largest of three bedrooms is located to the left and has a superb, feature window overlooking the rear garden. This room benefits from an en-suite bathroom and floor-ceiling stylish fitted wardrobes and drawers.

A family bathroom serves a second double bedroom as well as the third bedroom, which conveniently has a range of sleek fitted furniture including a wardrobe, book shelves and chest of drawers.

The garage can be accessed from the large rear garden and has been properly insulated to provide a detached room for the storage of a motorbike and utility space with sink, plumbed-in white goods and plenty of useful storage units. There is space to park a vehicle on the drive in front of the garage and there is ample unrestricted on-street parking close to the property.

Location

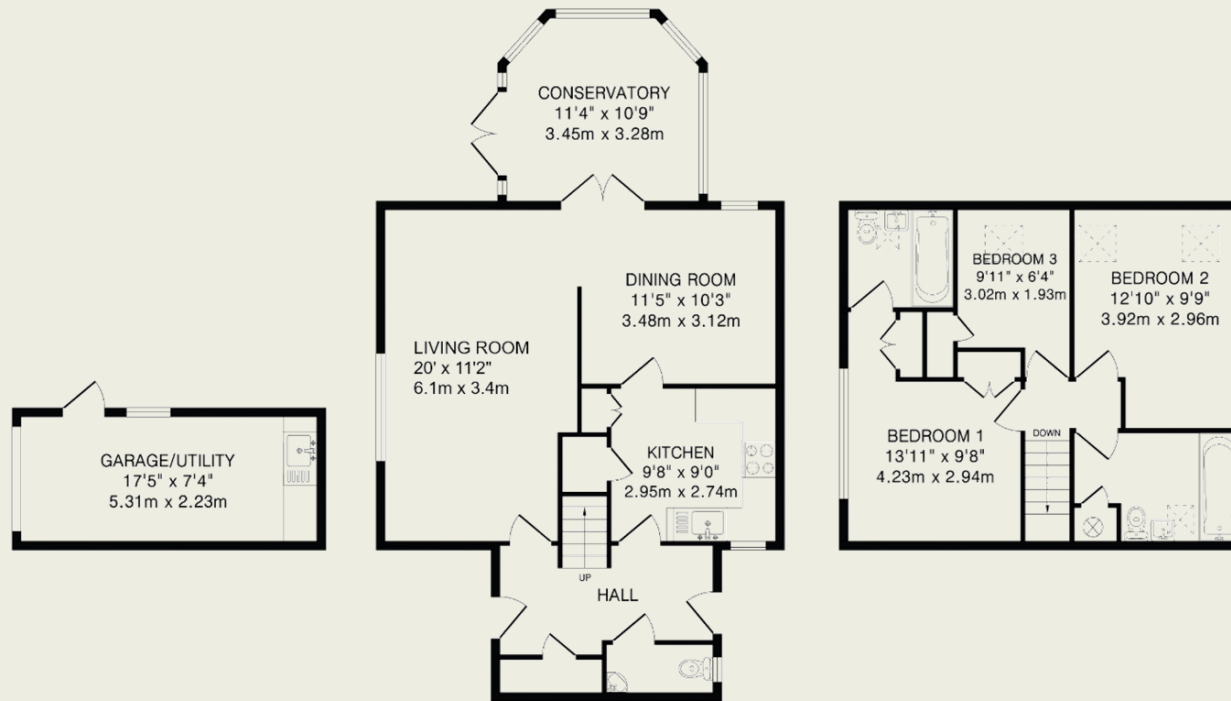
The converted school forms part of a highly regarded modern development situated within easy walking distance of the village high street which offers excellent shopping facilities, restaurants and public houses. There is also a well regarded primary school in the village. Knebworth mainline train station is close by and there is also easy access to the A1(M).





Important Information

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Garage 127 sq.ft.(11.8 sq.m)approx. Ground Floor 681 sq.ft.(63.2 sq.m)approx. First Floor 448 sq.ft.(41.6 sq.m)approx.

TOTAL FLOOR AREA: 1256 sq.ft.(116.6 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.