



Connells

Pirton Road
Hitchin



Property Description

Located in the highly sought after west side of Hitchin, this attractive 1930s five bedroom semi-detached family home offers spacious and versatile accommodation, thoughtfully extended to suit modern family living.

The property welcomes you with a charming entrance hall. To the front, a generously sized bay-fronted lounge provides bright and comfortable living space. To the rear, a separate dining room features a characterful fireplace and sliding doors opening onto the rear garden. The kitchen is positioned to the rear of the property and enjoys pleasant views over the garden.

The first floor offers five well proportioned bedrooms and a main family bathroom. The principal bedroom benefits from a beautiful bay-fronted window to the front aspect. Two of the bedrooms have been created via a thoughtful extension over the garage. Additional features include a convenient downstairs WC located under the stairs and a spacious integral garage which presents excellent potential for a conversion into an additional reception room or home office.

Externally, the property benefits from a driveway providing off-road parking for two to three vehicles. To the rear is a large, private garden with a patio area offering a wonderful space for outdoor dining, relaxation and family activities.

This wonderful family home occupies a desirable location within easy reach of Hitchin's excellent schools, amenities and

transport links. Viewing is highly recommended.

Ground Floor

Entrance Hall

Door to front, storage cupboard, stairs leading to first floor and radiator.

Cloakroom

Understairs cloakroom with wash hand basin, WC, extractor fan.

Lounge

Double glazed bay fronted window, electric fireplace, TV point and two radiators.

Dining Room

Double glazed sliding door to rear, electric fireplace and two radiators.

Kitchen

Fully fitted kitchen with double glazed windows to side and rear aspect and double glazed door to side. A range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, hob with cooker hood over and integrated dishwasher. Space for washing machine and small fridge. Radiator.

First Floor

Landing

Radiator.

Bedroom One

Double glazed bay window to front, chimney to side and radiator.

Study

Double glazed window to rear aspect and radiator.

Bedroom Two

Double glazed window to rear aspect, chimney to side and radiator.

Bedroom Three

Double glazed window to front aspect and radiator.

Bedroom Four

Double glazed window to rear aspect, built-in storage cupboard, built-in cupboard housing boiler and radiator.

Bathroom

Double glazed window to front aspect, wash hand basin, bath with shower over, WC, extractor fan, partly tiled, vinyl flooring and radiator.

Outside

Front Garden

Driveway with space for 2-3 vehicles. Beautifully kept front lawn to side with mature trees.

Rear Garden

Rear garden laid to lawn with two patio areas, mature trees, path and side access.

Garage

Garage with double glazed window to rear aspect, power and lighting.

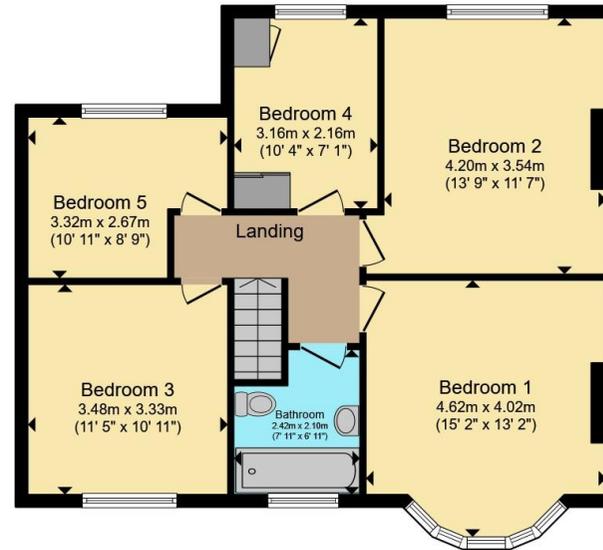








Ground Floor



First Floor

Total floor area 144.4 m² (1,554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: Council Tax
 Awaited Band: E

Tenure: Freehold

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