



39 STORMONT ROAD
HITCHIN



39 Stormont Road Hitchin Hertfordshire SG5 1SH

Guide Price £650,000

Chain free sale!!

VIEWINGS TO COMMENCE FRIDAY - 11TH OCTOBER 2024.

Just completed - this professionally extended, renovated and re-designed to provide a high quality home with versatile living accommodation, ideal for modern demands. Located in a popular side street to the north of the town with good access to the mainline Railway Station.

This property has been renovated pretty much top to bottom. The loft conversion provides two bedrooms along with a new bathroom. The ground floor is stunning with a large rear extension creating vast open plan living incorporating a quality new kitchen complete with 'Siemens' appliances and quartz counter tops. A large island with glass atrium above and views of the generous plot through the bi-fold doors.

To the front of the house there is an extended living area, which could be sub-divided to provide a fourth bedroom if required. In addition, a further bedroom to the front, utility room and wet room.

New gas fired heating, part underfloor to the kitchen space. New electrics, which we understand to be prepared for CAT 6. New doors and windows.

Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Composite entrance door opening to:-

Hall

11'10" x 8'10" (3.61m x 2.69m)

Stairs to first floor with storage under. Grey oak effect flooring.

Radiator. Doors to:-

Wet Room

Fitted with a white suite comprising low level W.C, wall mounted washbasin and shower unit (not tested). Tiled walls. Tiled floor. Extractor. Double glazed uPVC window to side.

Lounge Area/ bedroom 4

12'8" x 10'0" (3.86m x 3.05m)

Grey oak effect flooring. Radiator. uPVC double glazed window to front. Open plan access to Kitchen/Family Room.

Please note, this area has the potential to be enclosed and used as an additional Bedroom.

Kitchen/Family Room

25'7" x 18'10" (7.80m x 5.74m)

Reducing to 10'4". A stunning social entertaining space with large central rooflight and bi-fold doors to the rear. Fitted with a brand new range of floorstanding and wall mounted shaker style storage units with drawers and quartz worksurfaces. Integrated Siemens fridge freezer (not tested). Integrated Siemens dishwasher (not tested). Integrated Siemens oven (not tested). Integrated Siemens microwave (not tested). Integrated Siemens drinks fridge (not tested). Integrated Siemens induction hob (not tested) with integrated downdraft extractor (not tested). Grey oak effect flooring with underfloor heating. Radiator. Bi-fold doors to rear garden. Door to Utility Room.

Utility Room

Worksurface. Space and plumbing for washing machine. Wall mounted gas fired central heating boiler (not tested). Radiator. Window to side.

Bedroom Three

11'6" x 8'10" (3.51m x 2.69m)

Radiator. uPVC double glazed window to front.

ON THE FIRST FLOOR

Landing

uPVC double glazed window to side. Doors to:-

Bedroom One

11'4" x 10'10" (3.45m x 3.30m)

Radiator. uPVC double glazed window to rear.

Bedroom Two/Dressing Room

19'2" x 8'2" max floor area (5.84m x 2.49m max floor area)

Radiator. Two velux windows to front.

Please note, this area is currently designed as a Dressing Room but has the potential to be enclosed and used as an additional Bedroom.

Bathroom

8'0" x 6'7" (2.44m x 2.01m)

Fitted with a white suite comprising bath, shower cubicle and vanity unit with washbasin and low level W.C. Heated towel radiator. Tiled floor. Part tiled walls. uPVC double glazed window to rear.

OUTSIDE

At the Front

Gravelled parking for two cars to the front. Shared driveway at the side.

Rear Garden

Fully enclosed rear garden with large patio adjacent to the house leading to a large lawn.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band

This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approxsqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

TBA

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

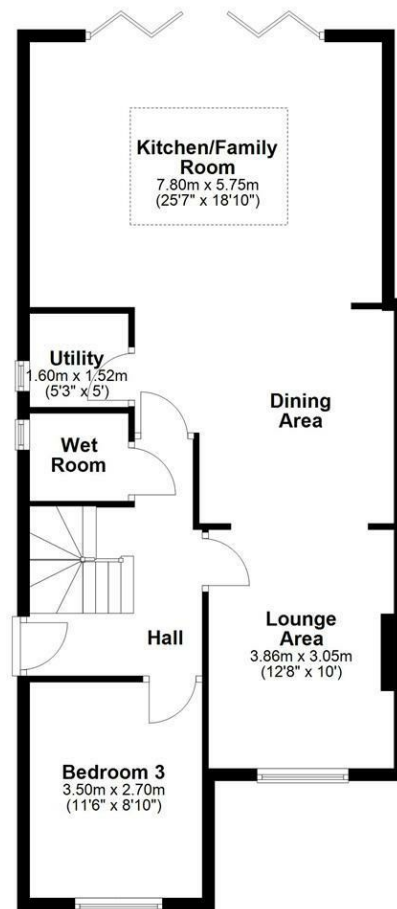
GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

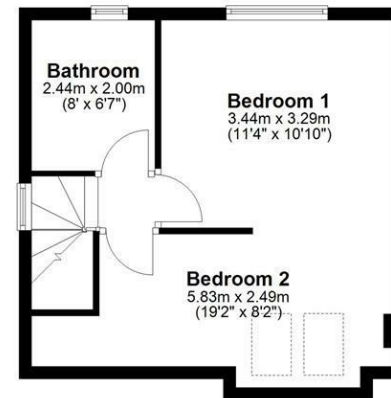
You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Ground Floor



First Floor



39 Stormont Road, Hitchin



8 Brand Street, Hitchin, Herts,
SG5 1HX

t: 01462 455225
hitchin@norgans.co.uk
www.norgans.co.uk