



NORGANS

Surveyors & Estate Agents

9 RANSOM CLOSE
HITCHIN



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Hitchin

Hertfordshire SG4 9AX

Guide Price £1,400,000

Viewings to commence from Friday 31st January 2025.

An exquisite example of German Huf Haus architecture blending modern contemporary design with innovative post, beam and glass construction to provide both an impressive and flexible arrangement of spacious living accommodation over ground and first floors.

Constructed in 2003, this attractive home stands on a mature, professionally landscaped, private and south westerly facing plot of around a one third of an acre. It is situated on the popular south side of town and within a pleasant cul de sac location.

Approached via metal entrance gates, this CHAIN FREE home has ample parking plus a substantial detached double width garage with a rear workshop/storage area.

The accommodation features an entrance lobby with hallway, a cloakroom and utility. An impressive open plan social living space featuring a fitted kitchen with Miele appliances plus generous dining and sitting areas with direct garden access and views over the garden, patio and terraces. In addition there is a generous sized home office plus a large separate family room. The vast vaulted landing with central staircase is a particular feature of the property. This provides views down to the living area and access to the four, similar sized double bedrooms with vaulted ceilings and access to external front and rear balconies. There is also a large family bathroom and an en-suite to the master bedroom.

The extensive windows and doors are double glazed plus many have fitted shutters, awnings and screens. The property features gas fired under floor central heating to both the ground and first floors. Whilst well presented, the property in our opinion is "tired" and presently requires updating and refitting.

An early viewing is highly recommended in order to appreciate this fabulous family home.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

Entrance Lobby

7'1" x 6'9" (2.16m x 2.06m)

Solid entrance door with double glazed side windows. Ceramic tiled floor with underfloor heating. Glazed door with matching side window opening to:-

Hallway

Open plan access to the Kitchen, Dining and main Living areas. Doors to Cloakroom, Utility, Office and Family Room.

Kitchen

14'2" x 11'1" (4.32m x 3.38m)

Dual aspect with double glazed windows with fitted electric blinds and views over the entrance driveway and side patio. The Kitchen is fitted with a range of maple fronted shaker style units with various storage cupboards and drawers. Ample granite effect worksurfaces, Double drainer stainless steel sink unit with waste disposal. Part tiled walls. Miele hob with two gas hobs, two induction hobs and hotplate with fitted extractor over. Miele eye level double oven. Miele microwave. Miele steam oven. Space for upright fridge freezer. Fitted Dishwasher. Ceramic tiled floor. Various lighting. Open internal views across to the Sitting and Dining Area.

Sitting Room

25'11" x 14'6" (7.90m x 4.42m)

High partly vaulted ceiling and views over the side patio. Recessed curtain tracks. Views up to a galleried Landing. Turning staircase to first floor. Open plan access to:-

Dining Area

22'0" x 14'6" (6.71m x 4.42m)

Dual access with double glazed doors and windows providing access and fabulous views over to the private landscaped rear garden. Fitted blinds and curtain rails. TV points.

Cloakroom/ Shower Room

6'11" x 6'4" (2.11m x 1.93m)

Fitted with a suite comprising concealed cistern push button low level W.C, semi-pedestal wall mounted washbasin with chrome mixer tap and walk-in shower cubicle with screen door and matching side panel. Extractor fan. Ceramic tiled floor and walls. Heated chrome towel radiator. Shaver socket. Fitted mirror with light. Built-in medicine cabinet. Lighting. High picture window.

Utility Room

10'8" x 6'10" (3.25m x 2.08m)

Plus entrance recess. Double glazed door and matching windows to the front and side. Ceramic tiled floor. Single drainer sink unit with mixer tap. Wall mounted MHG gas fired central heating boiler and pressurised hot water cylinder. Water softener. Coat hooks. Lighting. Electric fuse board.

Home Office

13'7" x 10'10" (4.14m x 3.30m)

Partly vaulted ceiling. Double glazed window to the rear, side and front. BT point.

Family Room

14'6" x 14'6" (4.42m x 4.42m)

Double glazed door and matching side windows opening to the rear deck and with great views over the rear garden. TV point. BT point. High double glazed picture window to side. Two central lights.

ON THE FIRST FLOOR

Galleried Landing

High vaulted ceiling. Two BT points. Glazed safety rails around the staircase and walk over. Views down to the Sitting Room. Various wall lights. Doors to all Bedrooms and Family Bathroom.

Bedroom One

18'5" x 10'8" (5.61m x 3.25m)

Vaulted ceiling. Double glazed window and door with access to the rear Balcony. Lighting. TV point. Under floor central heating. Door to En-Suite.

En-Suite

11'9" x 6'4" (3.58m x 1.93m)

Fitted with a white suite comprising concealed cistern push button low level W.C, semi-pedestal wall mounted washbasin and walk-in shower cubicle with screen door and side panels. Ceramic tiled walls and floor. Heated chrome towel rail. Shaver socket. Mirror. Wall lights. Recessed storage shelving. Extractor. Double glazed roof window.

Rear Balcony

22'5" x 4'0" (6.83m x 1.22m)

Shared with Bedroom Two. Views over the rear garden.

Bedroom Two

18'6" x 10'7" (5.64m x 3.23m)

Double glazed window and door opening to the rear Balcony. Underfloor central heating. TV point.

Bedroom Three

18'4" x 10'8" (5.59m x 3.25m)

Double glazed window and door opening to front Balcony. Underfloor central heating. TV point.

Front Balcony

22'5" x 4'0" (6.83m x 1.22m)

Shared with Bedroom Four. Views to the front.

Bedroom Four

18'2" x 10'2" (5.54m x 3.10m)

Previously used as an additional Utility/Hobbies Room with wood effect flooring. Fitted worksurface with a single drainer sink unit with mixer tap and storage cupboards beneath. Space and plumbing for a washing machine. Space for a tumble dryer. Various wall lights. Double glazed windows and doors opening to the front balcony. Underfloor heating.

Bathroom

11'10" x 7'7" (3.61m x 2.31m)

Fitted with a white suite comprising semi-pedestal washbasin with chrome mixer taps, wall mounted bidet with chrome tap, concealed cistern push button low level W.C, bath with shower attachment over



and separate shower cubicle with screen door and matching side panel. Medicine cabinet. Shaver socket. Mirror. Ceramic tiled floor and walls with underfloor central heating. Heated chrome towel radiator. Double glazed roof window.

OUTSIDE

Double Garage

18'10" x 18'5" (5.74m x 5.61m)

Twin garage doors with triangular shaped windows over. Vaulted ceiling. Quarry tiled floor. Power and light connected. Shelving and workbench. Mezzanine storage over garden store area. Door to Garden Store/Workshop.

Garden Store/Workshop

18'10" x 6'3" (5.74m x 1.91m)

Power and light connected. Side access door. Quarry tiled floor.

Bin Store

9'6" x 6'0" (2.90m x 1.83m)

Lighting. Storage shelving. In need of attention.

Gardens

Front Garden

The property is approached via metal entrance gates and features a substantial block paved driveway that provides ample parking plus access to the garage and front door. The remaining front garden is predominantly hard landscaped for the ease of maintenance and retains gated access to the side courtyard plus open plan access to an area of grassed side garden with additional parking and timber summer house.

The Side Courtyard features a natural stone paved area with various power points, external lighting and privacy screen. Various flower and shrub borders. Access to Garage and Bin Store. Outside tap. Greenhouse. Open plan access to rear deck and garden.

To the front left hand side of the property (as viewed from the front of

the property) is a large natural stone paved patio with privacy screen and fencing.

The large landscaped rear garden is a particular asset to the property. It features well stocked flower and shrub beds plus mature planting and trees. It is enclosed predominantly with panelled fencing and mature hedging and has a large central 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 H. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 251sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current C; Potential C.

TENURE - FREEHOLD

We are advised that this property is Freehold.

JAPANESE KNOTWEED

We have been advised that Japanese Knotweed is present in a flowerbed in the rear garden of this property.

We understand that there is a 4 year treatment programme in place, which has the benefit of a 10 year warranty.

Please contact the office for further details.

PROBATE

Please be advised that this is a probate sale. As at December 2024, we understand that probate has been granted.

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

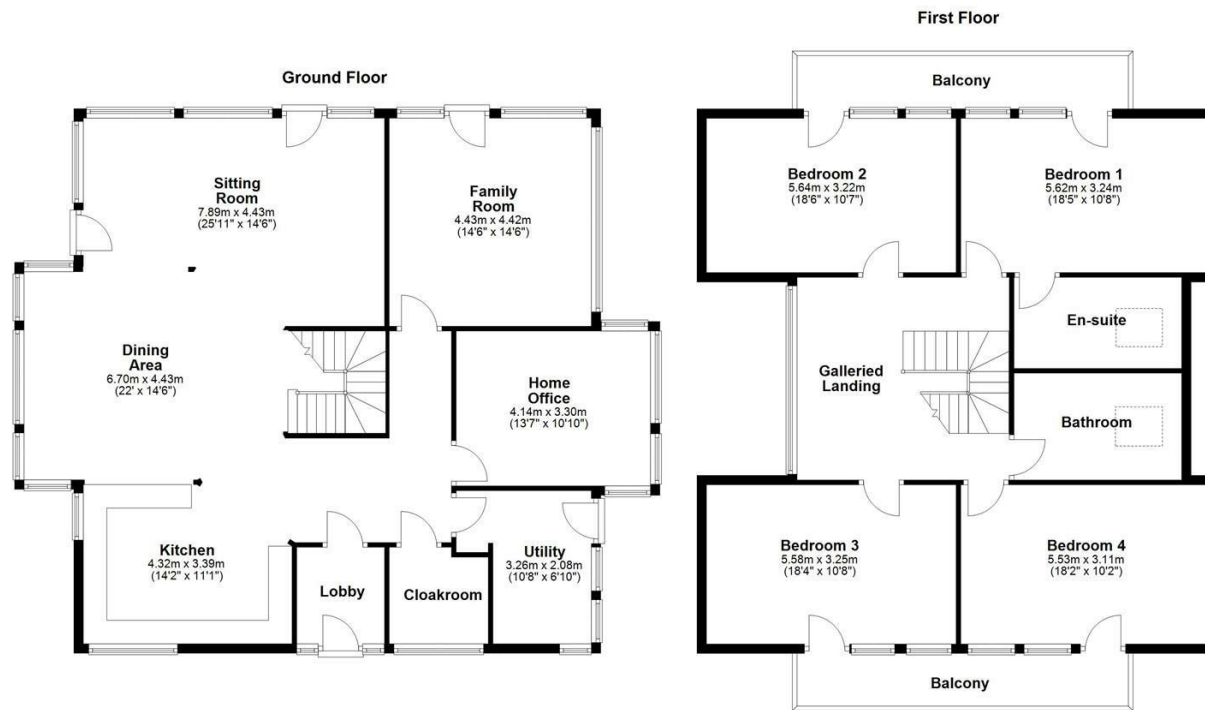
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