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COMING
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Heathfield Road

HITCHIN,

Hertfordshire, SG5 1SY

Guide Price £1,000,000

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This outstanding brand new detached residence offers in excess of 1,600 sq. ft. of beautifully designed and thoughtfully appointed accommodation, ideal for modern family living.

The ground floor accommodation is thoughtfully arranged, comprising a welcoming entrance hall, a bright and elegant living room featuring a beautiful bay window, a convenient WC, and a separate utility room. To the rear, the property boasts a superb open plan kitchen/dining room, designed as the heart of the home, with bi-fold doors opening out onto the garden and creating a seamless indoor-outdoor living space.

To the first floor, there are four generously proportioned double bedrooms, with the principal bedroom benefitting from a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom suite.

Externally, the property enjoys a southerly facing rear garden, ideal for enjoying sunlight throughout the day. To the front, there is driveway parking complete with an electric vehicle charging point, adding further practicality to this exceptional home.

Kitchen: Fitted appliances including full height fridge, full height freezer, two single ovens, dishwasher, wine cooler, induction hob and extractor. 3 metre kitchen island with sink. Quartz worktops. Herringbone luxury vinyl flooring. Wet underfloor heating.

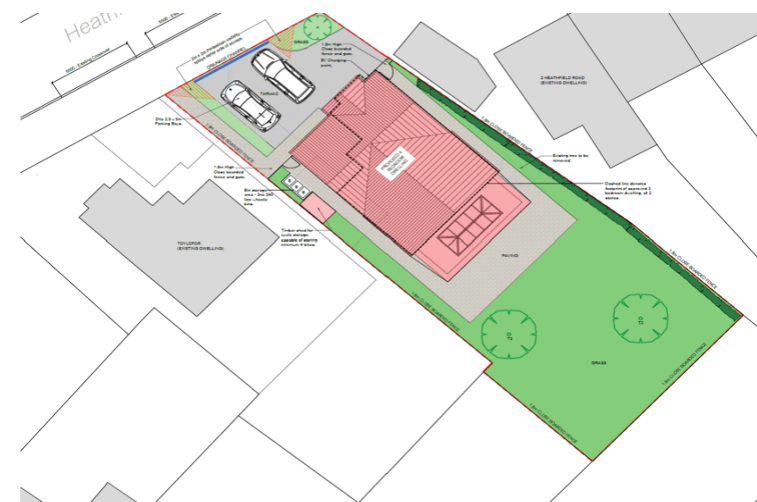
Utility: Stone worktops, sink, plumbing for washing machine and dryer. Underfloor heating controls and water tank. Herringbone luxury vinyl flooring. Wet underfloor heating. Air source heat pump will be mounted on exterior wall.

Living Room: Carpeted, fitted media wall.

Ensuite and bathroom: Fully tiled with wall hung toilets and sinks. Towel rail radiators, 1200 x 800 shower in ensuite, L Shaped bath with shower in main bathroom.

Upstairs: All bedrooms and hallways will be carpeted.

Outside: EV Charger to the front, Solar panels, outside lighting.





Front elevation



Rear elevation



Side 2 elevation



Side 1 elevation



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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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