

Orchard Close

St Ippolyts, Hitchin,
Hertfordshire, SG4 7RH

Offers in excess of £475,000

country properties

Nestled within a quiet cul-de-sac in the highly sought-after village of St Ippolyts, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation.

The ground floor is accessed via an inviting entrance hall which leads through to a comfortable living room featuring a charming log burner, creating a warm and welcoming focal point. To the rear of the property is a spacious kitchen/dining room, perfectly designed for modern family living and entertaining, with access through to a conservatory overlooking the garden. The first floor comprises three generously sized bedrooms, all served by a contemporary family bathroom fitted with modern fixtures and finishes.

Externally, the property enjoys a private and enclosed westerly facing rear garden. To the front, a driveway provides off-road parking for 2 cars and benefits from a fitted charging point, adding convenience for electric vehicle owners.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross/St Pancras, Cambridge and Gatwick.

- Semi detached family home
- Three bedrooms
- Living room and spacious kitchen/dining room
- Modern family bathroom
- Conservatory
- Driveway parking
- 2.3 miles, 7 min drive to Hitchin train station (as per Google maps)
- 2.2 miles, 6 minute drive to Hitchin town centre (as per Google maps)














IT FEELS SO GOOD TO BE HOME



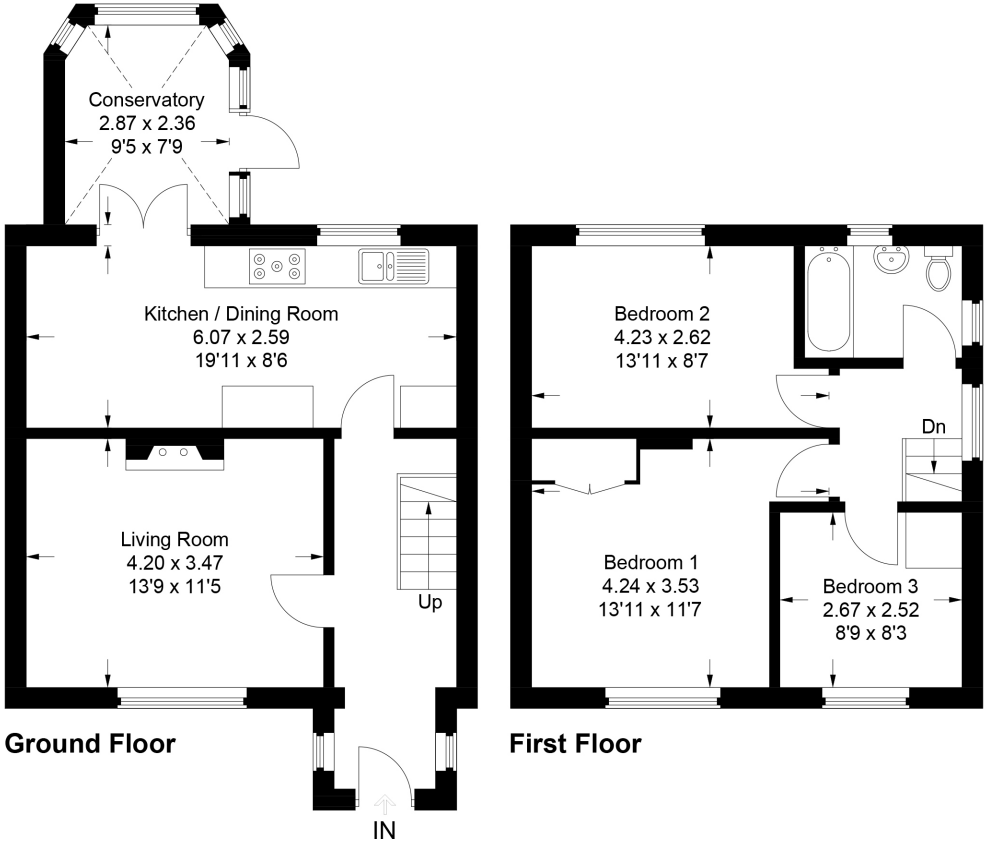

Viper
GORILLA
DARTS

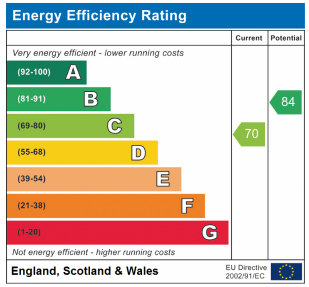




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Approximate Gross Internal Area
Ground Floor = 48.3 sq m / 520 sq ft
First Floor = 38.7 sq m / 416 sq ft
Total = 87.0 sq m / 936 sq ft





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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