



6, The Opening

Codicote, Hitchin,
Hertfordshire, SG4 8UF
Guide Price £450,000

country
properties

Offered with NO ONWARD CHAIN, this well-presented three-bedroom home is tucked away in a cul-de-sac just off Codicote High Street. Highlights include a generous living/dining room, en-suite to the principal bedroom, good-sized rear garden with side access, plus a garage and additional parking space. A fantastic opportunity in the heart of this highly sought-after village.

- NO ONWARD CHAIN
- THREE BEDROOM FAMILY HOME
- GENEROUS LIVING/DINING ROOM WITH DIRECT ACCESS TO THE REAR GARDEN
- EN-SUITE TO PRINCIPAL BEDROOM, FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- GARAGE EN BLOC WITH ADDITIONAL PARKING SPACE TO THE REAR
- GENEROUS REAR GARDEN WITH USEFUL SIDE ACCESS
- QUIET CUL-DE-SAC POSITION JUST OFF CODICOTE HIGH STREET
- IDEALLY LOCATED IN THE POPULAR VILLAGE OF CODICOTE, CLOSE TO LOCAL SHOPS, PUBS, SCHOOLING AND BEAUTIFUL COUNTRYSIDE

Ground Floor

Entrance Hall

Entered via the front door into a bright and neutrally decorated entrance hall, providing access to the ground-floor accommodation. Wood-effect flooring continues through the hallway, with stairs rising to the first floor and doors leading to the living/dining room, kitchen and ground-floor cloakroom.

Cloakroom

A useful ground-floor cloakroom fitted with a white suite comprising low-level WC and pedestal wash hand basin. Further features include tiled splashbacks, radiator, wall-mounted mirror and an obscure-glazed window providing natural light.

Living / Dining Room

A particularly generous and versatile reception room offering excellent space for both living and dining furniture. The room is finished in neutral décor with attractive wood-effect flooring and benefits from windows providing plenty of natural light. Glazed double doors open directly onto the rear garden, creating a pleasant outlook and providing convenient access to the outside space. The size and shape of the room allow for a variety of furniture arrangements, making it ideal for both everyday family living and entertaining.

Kitchen

A separate fitted kitchen comprising a comprehensive range of wood-fronted wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is an inset sink and drainer positioned beneath the window, fitted gas hob with stainless-steel extractor hood above and an integrated double oven. Further cabinetry provides useful storage, while recessed ceiling lighting and wood-effect flooring complete the room.

First Floor

Landing

Stairs rise from the entrance hall to a central first-floor landing providing access to all three bedrooms, the family bathroom and en-suite accommodation. Finished in light, neutral décor with fitted carpet and white internal doors, maintaining the bright presentation found throughout the property.



Master Bedroom

A generous principal double bedroom offering plenty of space for a double bed and additional bedroom furniture. A wide double-glazed window provides excellent natural light, with a radiator positioned beneath. One of the standout features is the extensive range of fitted wardrobes spanning much of one wall, providing excellent storage while retaining plenty of usable floor space. Finished with neutral décor and fitted grey carpet, with access to the private en-suite shower room.

En-Suite Shower Room

A useful private en-suite serving the principal bedroom, fitted with a shower enclosure, pedestal wash hand basin and low-level WC. The room also features tiled walls to the principal areas, wood-effect flooring, radiator, mirrored storage and an obscure-glazed window providing natural light and ventilation.

Bedroom Two

A further well-proportioned bedroom with a double-glazed window providing natural light and a pleasant outlook. Finished in neutral décor with fitted grey carpet and a radiator. The room provides good flexibility for bedroom furniture and would make an ideal child's bedroom, guest room or additional double bedroom depending on requirements.

Bedroom Three

The third bedroom is a useful single room, again presented in neutral décor with fitted grey carpet. A double-glazed window overlooks the rear aspect, with a radiator positioned beneath. An ideal child's bedroom, nursery, guest room or dedicated home office.

Bathroom

Fitted with a white three-piece suite comprising a panel-enclosed bath with shower attachment, pedestal wash hand basin and low-level WC. The bathroom is complemented by extensive white tiling, wood-effect flooring, radiator and an obscure-glazed window providing natural light and ventilation.

Outside

Front Garden

A paved pathway leads to the front entrance, bordered by established hedging and mature planting which creates an attractive and relatively private approach to the property. A useful outside water tap is discreetly positioned behind the front hedge. The property benefits from side pedestrian access connecting the front and rear, particularly useful for taking bins, bicycles and gardening equipment through to the rear without needing to pass through the house.

Rear Garden

The property enjoys a generous and notably long rear garden, predominantly laid to lawn and enclosed by timber fencing. The garden provides plenty of scope for a purchaser to further landscape and personalise the space, with room for outdoor seating, children's play equipment and additional planting if desired. Its length is a particularly appealing feature and provides a good amount of usable outside space. Access also to the garage

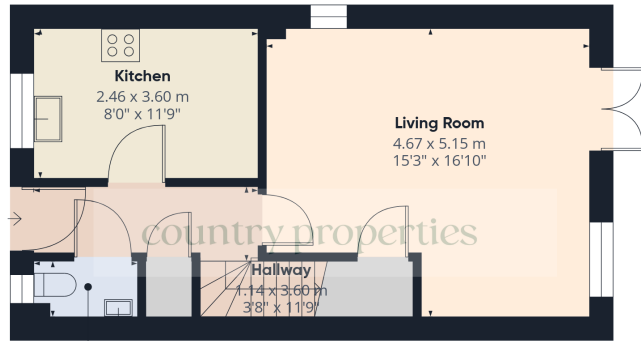
Garage

A further major benefit is the en-bloc garage situated to the rear of the property, accessed separately from the house. The garage provides secure parking or excellent additional storage and benefits from an up-and-over door, lighting and useful storage within the roof space. In addition to the garage, there is an allocated parking space to the rear, providing convenient off-road parking close to the garage and property.

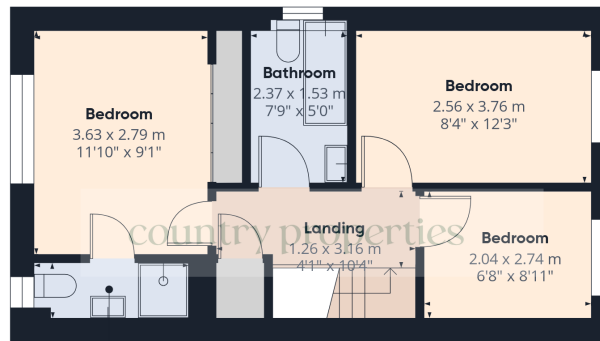
Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

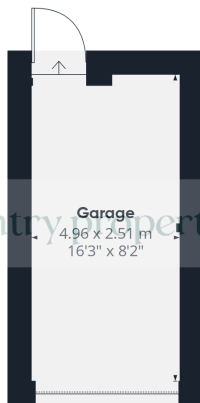




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



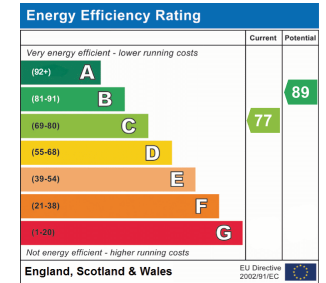
Approximate total area⁽¹⁾

90.3 m²
974 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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