

7 The Rickyard

Norton Road, Letchworth Garden City,
Hertfordshire, SG6 1AW

£330,000

country properties

Two bedroom bungalow located at the popular Norton Hall farm development. This development is for people of 50 years of age and over.

Internal viewing comes highly recommended to appreciate fully this retirement home. The property is set back and enjoys a private outlook at the rear. Spacious dual aspect lounge leading to a patio area. Modern fitted kitchen. The main bedroom has fitted furniture and an en-suite wc. Refitted shower room. Gas central heating and double glazed windows. Access to the communal residents lounge, kitchen and laundry room in the nearby Farm House.

Entrance Hall

Access to loft space. Radiator. Built in store cupboards.

Lounge

15' 5" x 12' 4" (4.70m x 3.76m)
Double glazed sliding patio doors with views to the rear. Double glazed window to front aspect. Radiator. TV point.

Kitchen

11' x 8' 2" max (3.35m x 2.49m)
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Space for cooker and fridge. Plumbing for washing machine. Ceramic splash tiling and tiled floor. Wall mounted gas boiler serving hot water and central heating. Double glazed window to rear aspect.

Bedroom One

15' 5" x 9' 7" (4.70m x 2.92m)
Dual aspect with double glazed windows to front and rear aspects. Fitted wardrobes and overhead cupboards. Two radiators.







En-suite

Comprising low level wc and wash hand basin. Radiator. Double glazed window to rear aspect.

Bedroom Two

10' 1" x 9' 3" (3.07m x 2.82m)
Double glazed window to rear aspect. Radiator. Fitted wardrobes along one wall.

Shower Room

Modern suite comprising a low level wc, wash basin and large walk in shower with glass screen. Ceramic tiling. Heated towel rail. Double glazed window to the rear aspect.

Outside

Communal Gardens

Well maintained communal gardens with lawned areas, trees and numerous shrubs.

Communal Areas

The development benefits from a communal residents lounge and kitchen located in the former Farm House. There is also a laundry room used on a rota basis.

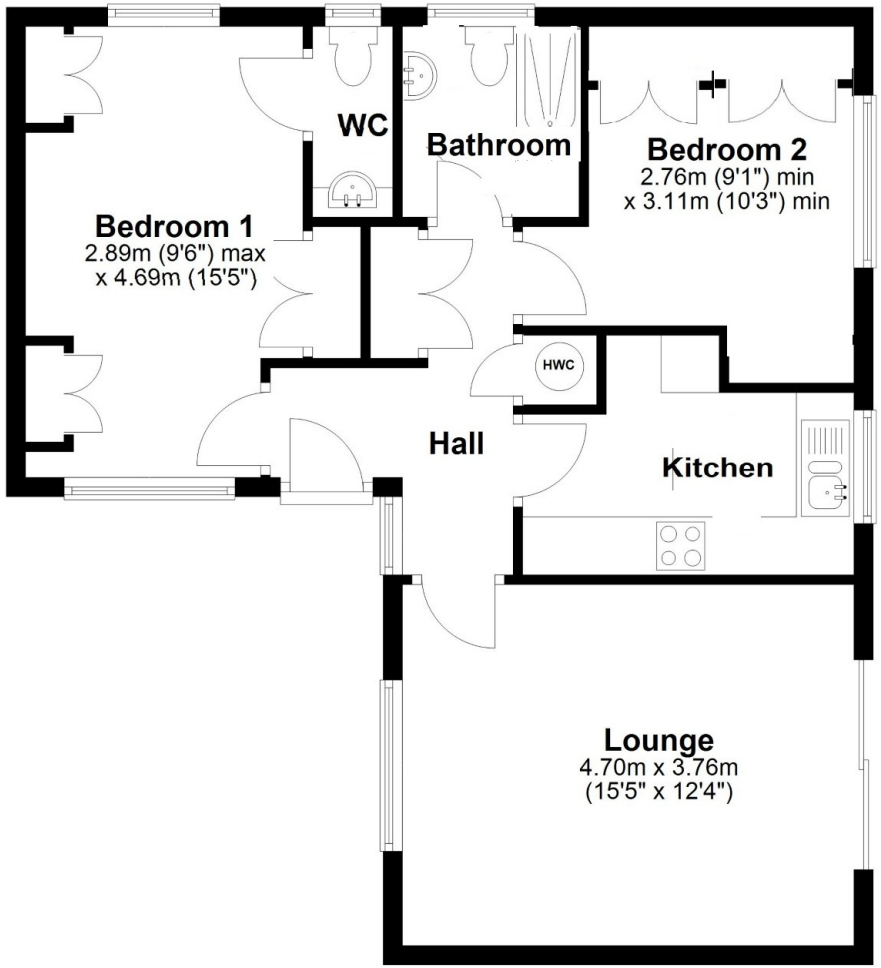


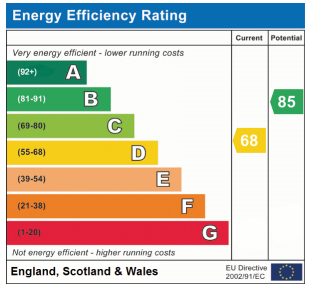




Ground Floor

Approx. 63.3 sq. metres (681.8 sq. feet)





Total area: approx. 63.3 sq. metres (681.8 sq. feet)

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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