



Waterdell Lane

St Ippolyts, Hitchin,
Hertfordshire, SG4 7RA
Guide Price £1,100,000

country
properties

Situated within the highly desirable village of St Ippolyts, this immaculate and exceptionally spacious five bedroom detached bungalow offers beautifully presented accommodation, perfectly suited to modern family living.

The property is accessed via an entrance porch which leads into a welcoming hallway with useful storage. To the front of the property is one of the larger bedrooms, enjoying an abundance of natural light and offering excellent flexibility for family or guest accommodation. The impressive principal bedroom benefits from a substantial dressing area and a contemporary en-suite bathroom, featuring a large bath, walk-in shower and his and hers wash hand basins. There are three further well-proportioned bedrooms, all served by a modern four-piece family bathroom.

To the rear, the stunning open-plan family room forms the true heart of the home, seamlessly combining a stylish fitted kitchen, central island, dining area and comfortable snug. The kitchen is fitted with a Rangemaster induction oven, while bi-fold doors open directly onto the south-facing rear garden, creating a wonderful space for both everyday family life and entertaining. The snug area features a log burner, adding warmth and character to this impressive main living space. Complementing the family room is a separate pantry, utility room and WC.

Externally, the property enjoys a wonderful south-facing rear garden backing directly onto open fields, creating an attractive semi-rural outlook and an excellent degree of privacy. A versatile outbuilding with power, lighting, WC facilities and a kitchenette area provides ideal space for a home office, gym, studio, hobbies room or independent working space. To the front, a sizeable driveway offers off-road parking for several vehicles.

St Ippolyts is a much sought-after Hertfordshire village a short distance from Hitchin adjacent to traditional rural countryside. The village benefits from the popular primary School, General Store and Church.

- Extended detached bungalow
- Impressive open plan living to the rear
- Five bedrooms
- Southerly facing rear garden onto open fields
- Driveway parking for several vehicles
- Recently refurbished to a high specification
- 1.6 miles, 5 mins drive to Hitchin town centre (as per Google Maps)
- 2.5 miles, 8 min drive to Hitchin train station (as per Google maps)







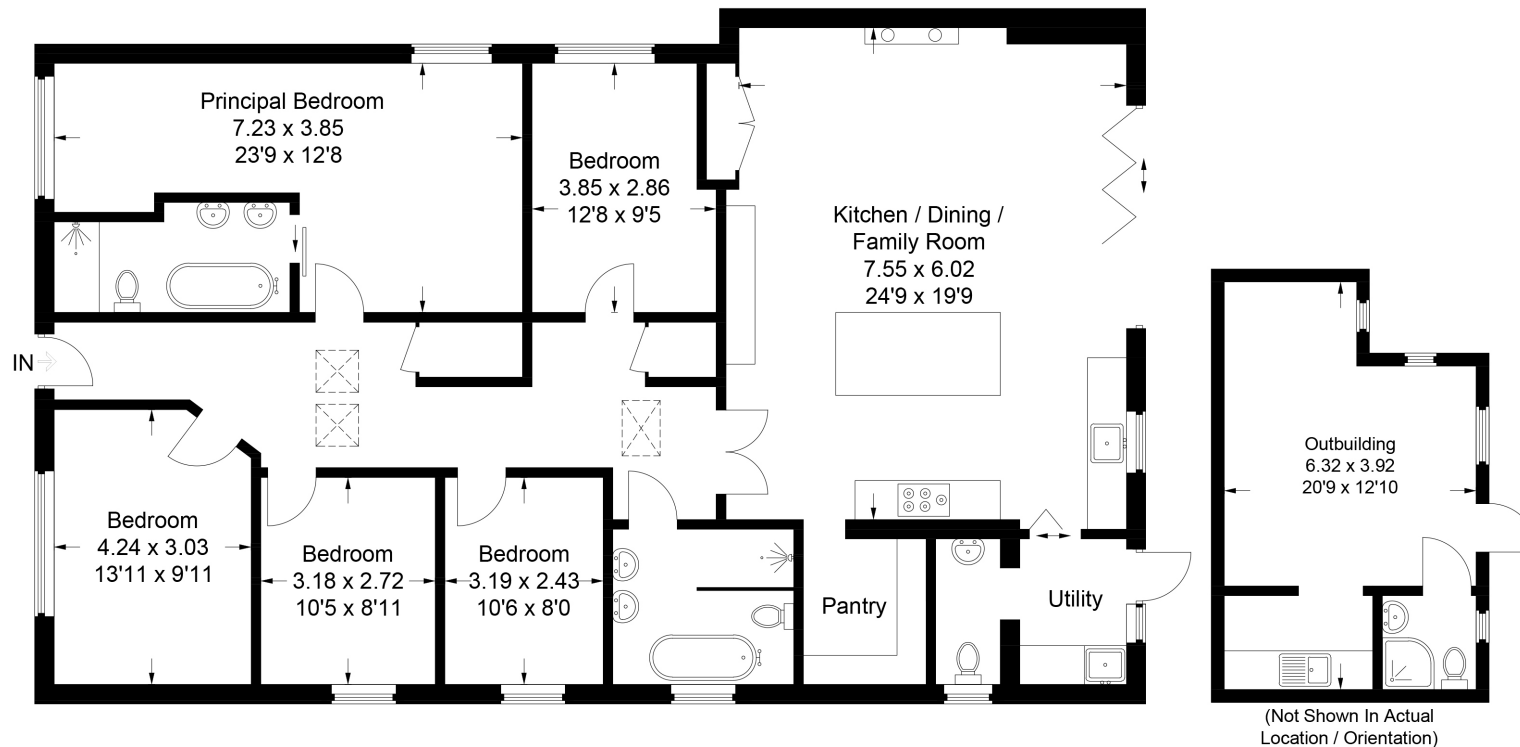
83 Waterdell Lane

Approximate Gross Internal Area = 163.4 sq m / 1,759 sq ft

Outbuilding = 22.2 sq m / 239 sq ft

Total = 185.6 sq m / 1,998 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.

© CJ Property Marketing Ltd Produced for Country Properties

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

Country Properties | 81, Hermitage Road | SG5 1DB

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country
properties

country
properties