



4 Alpine Close, Hitchin, SG4 9DZ  
Guide price £489,950





## 4 Alpine Close, Hitchin, SG4 9DZ

A extended three double bedroom detached bungalow situated in a small cul de sac on the southern side of Hitchin.

Situated in the SG4 9 postcode area, the property is conveniently located for local amenities, schooling and comprehensive town centre facilities. The mainline station is under a mile and a half away and the A1 (M) is also within easy reach.

The particularly well presented accommodation, which has oil fired central heating and double glazing, comprises:

### **ENTRANCE PORCH**

Double glazed front door and matching side panel. Coat/store cupboard. Coved ceiling. Glazed double door to:

### **ENTRANCE HALL**

Radiator. Airing cupboard coved ceiling. Loft access.

**SITTING/DINING ROOM 24'3" x 13' max overall (7.39m x 3.96m max overall)**

Comprising:





**SITTING AREA 14'9" x 13' (4.50m x 3.96m)**

Double glazed window to rear and side.  
Radiator. Coved ceiling. Feature fire surround. Open plan to:

**DINING AREA 9'7" x 8'7" (2.92m x 2.62m)**

Double glazed casement door and window to rear and window to side. Radiator. Coved ceiling. Door to:

**KITCHEN 14' x 7'4" (4.27m x 2.24m)**

Double glazed window and casement door to rear. Double glazed window to side. Fitted with a comprehensive range of wall and base units with laminate work surfaces and tiled splash areas. One and a half bowl stainless steel sink with mixer tap and drainer. Plumbed for washing machine. Space for cooker with extractor over. Integral fridge/freezer. Coved ceiling. Radiator.

**BREAKFAST ROOM 9'11" max x 9'2" (3.02m max x 2.79m)**

Radiator. Boiler cupboard. Coved ceiling. Recessed downlights. Door to entrance hall. Open plan to:

**BEDROOM ONE 12' x 10'7" (3.66m x 3.23m)**

Double glazed window to side. Radiator. Range of fitted wardrobes to one wall. Coved ceiling.

**BEDROOM TWO 10'8" max x 9' (3.25m max x 2.74m)**

Double glazed window to front. Radiator. Coved ceiling.

**BEDROOM THREE 9'4" x 9'2" (2.84m x 2.79m)**

Double glazed window to front. Radiator. Coved ceiling. Door to:

**OFFICE/FORMER GARAGE 12'8" x 7'8" (3.86m x 2.34m)**

Plus depth of fitted wardrobes to one wall. Double glazed window and door to side. Radiator. Coved ceiling. Meter cupboard. Door to:

**EN-SUITE SHOWER ROOM**

Double glazed window to side. Suite





comprising low level wc, wash hand basin and shower area. Tiled walls and floor. Heated towel rail. Coved ceiling.

#### **AGENTS NOTE**

The seller advises that the garage presently used as an office and shower room does not have consent granted for habitable use.

#### **BATHROOM**

Suite comprising vanity unit with low level wc and wash hand basin. Panel bath with shower over and screen. Tiled walls and floors. Heated towel rail. Velux window to side. Recessed downlights.

#### **OUTSIDE**

##### **FRONT GARDEN**

Block paved driveway and parking area. Side access to:

##### **REAR GARDEN**

Paved patio leading to an area of law with well stocked flower and shrub borders. Three timber garden sheds. Pedestrian rear access gate. External lighting and tap.

#### **TENURE - Freehold**

#### **FLOORPLAN DISCLAIMER**

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

#### **VIEWING INFORMATION**

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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