

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.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.











Energy Use	357 kWh/m² per year	239 kWh/m² per year
Carbon dioxide emissions	6.6 tonnes per year	4.3 tonnes per year
Lighting	£90 per year	£45 per year
Heating	£752 per year	£547 per year
Hot Water	£268 per year	£155 per year

The figures in the table above have been provided to enable prospective buyen and tennets to compare the full outsil and cation remission of one from with mather? To enable this comparison for figures have been calculated using identification unknown providing (wheeling periods, from Interpretatives, etc.) plut as a the same production. The figure of the product of the first product of the foliate unknown products, and product of the foliate products of the foli

To see how this home can achieve its potential rating please see the recommended measure



Page 1 of

Tel: 01462 632222 60 Hermitage Road Hitchin Hertfordshire SG5 1DB Email: hitchin@putterills.co.uk www.putterills.co.uk

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

