



PUTTERILLS

est. 1992

6 The Embankment, Ickleford, Hitchin, SG5 3AW
Guide price £700,000

A beautifully presented and exceedingly spacious five bedroom detached residence in a desirable location.

This stunning five bedroom detached residence has beautifully presented accommodation arranged over three floors and is ideally laid out for modern family life. The living area comprises a quality fitted kitchen and open plan dining area with utility room off, large L-shaped sitting room and study. To the first floor there is an exceptional bedroom suite comprising a generous size bedroom, dressing area and en-suite shower room, the second bedroom also benefits from a dressing area and en-suite shower room, bedroom three and a bathroom. To the top floor there are two spacious bedrooms. There is ample storage throughout the property including the loft space and eaves. Externally the property offers driveway providing off road parking for two cars and a delightful rear garden. The property is located in a quiet cul-de-sac in this sought after village.

Ickleford provides a shop/general store for day to day needs, a choice of public houses, Outstanding primary school, village hall and St Katharine's Church. There is easy access to many country walks, cycle paths and a riding school with livery facilities. Hitchin is just two miles away with more comprehensive shopping and recreational facilities, schooling for all ages and a mainline station serving London Kings Cross.

ENTRANCE HALL	BEDROOM THREE
CLOAKROOM	FAMILY BATHROOM
STUDY	SECOND FLOOR
KITCHEN/DINING ROOM	BEDROOM FOUR
UTILITY ROOM	BEDROOM FIVE
SITTING ROOM	EXTERNALLY
STORE ROOM	DRIVEWAY
FIRST FLOOR	GARDENS
MASTER SUITE	TENURE
DRESSING AREA	EPC
EN-SUITE	EER:
BEDROOM TWO	FLOORPLAN AND
DRESSING AREA	VIEWING INFORMATION
EN-SUITE	MONEY LAUNDERING







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Denotes restricted
head height

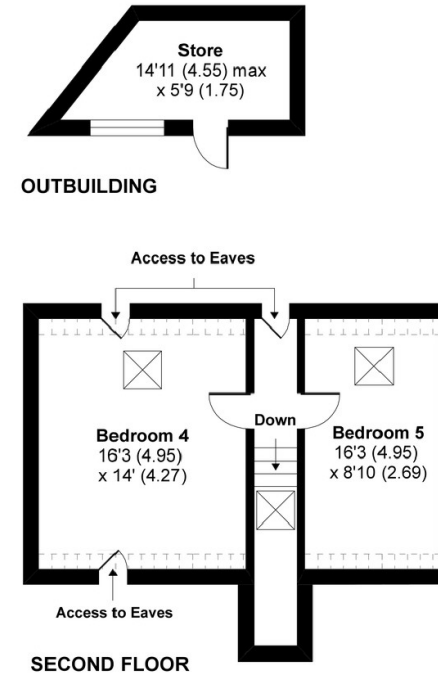
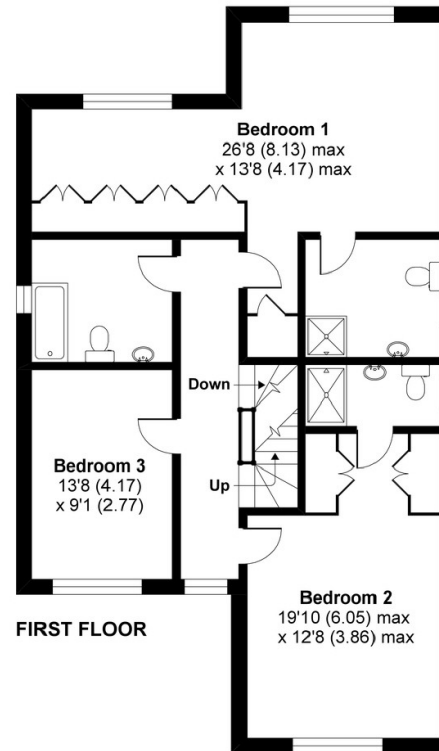
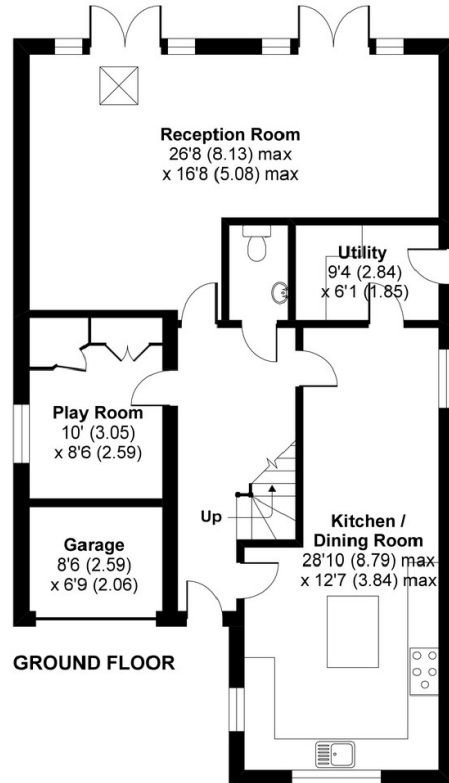
Approximate Area = 2497 sq ft / 232 sq m (includes garage)

Including Limited Use Area(s) = 47 sq ft / 4.4 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 2624 sq ft / 243.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for nichecom. REF: 609746



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