

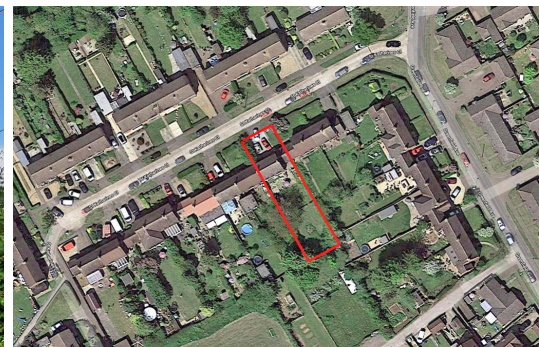


4 Bed End Terraced in St Katherines Close, Ickleford, SG5 3XS | [Guide Price](#)

[£439,950](#)

Gothic

Estates.com



Key Features

- Four bedroom village cul-de-sac home
- LARGE PLOT circa 0.13 ACRE 140 x 40
- Southerly rear garden aspect
- Block paved frontage - parking for 3+
- Kitchen with peninsular & appliances
- Adjacent Breakfast Room
- So much potential on this large plot
- Desired Herts village minutes to Hitchin

Description

SOLD SOLD SOLD

* 4 bedroom village home on LARGE PLOT c 0.13 acre * Large southerly aspect rear garden * Parking for 3+ * Kitchen with appliances extended into former barn * 3 beds up, 1 down or extra reception * Double glazing and gas central heating * Cul-de-sac location * 1.7 mile 5 min drive to Hitchin Town *

Located in the much desired Hertfordshire village of Ickleford, this 4 bedroom home sits on a very generous plot in a cul-de-sac position on the northern fringe of Hitchin. A plot in the region of 140 x 40 (approx 0.13 acre) allows for a substantial southerly rear garden whilst the front garden has been block-paved and drop-kerbed giving room for at least 3 cars. The rear garden is in three sections with the furthest section not cultivated (beyond back fence in photos).

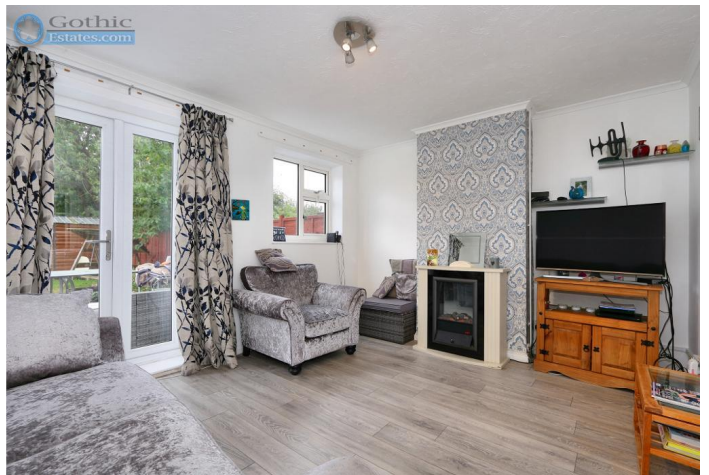
The home has undergone various developments, notably upgrading of the Kitchen (with the original kitchen area now a breakfast room), replacement double glazing & replaced central heating boiler (approx 2018). The revised kitchen offers a great family space with fitted appliances including fridge, freezer, washing machine, dishwasher, oven & hob as well as a peninsular breakfast bar.

Also on the ground floor there's a Living Room with doors out to the garden and an extra bedroom which could alternatively serve as a formal Dining Room or be knocked through to the Living Room. Upstairs three bedrooms, all with built-in storage and a modern style bathroom.

Ickleford has been described as 'a rural, peaceful location' with a charming village centre and a prized location just minutes drive from two large towns and two separate London-bound train lines. There's also rural walks on the doorstep, 3 pubs, local shop and lower school.

Location

Ickleford is a Hertfordshire village on the northern fringe of Hitchin market town with an attractive village feel but ready access to all that Hitchin has to offer. There are three pubs, a local shop, church and primary school. A broad range of property styles add to the village atmosphere. The village name derives from a ford across the Icknield Way and is situated on the west bank of the River Hiz (Hitch) which runs on to Hitchin along with the Hicca Way, an established nature trail along the river between Henlow and Hitchin.



Ground Floor

Entrance Hall -

Living Room - 13' 10" x 11' 7" (4.23m x 3.54m)

Breakfast Area - 7' 10" x 7' 7" (2.4m x 2.32m)

Kitchen - 14' 11" x 9' 0" (4.55m x 2.76m)

Bedroom 3 - 10' 6" x 9' 7" (3.22m x 2.93m)

First Floor

First Floor Landing -

Master Bedroom - 11' 10" x 9' 10" (3.63m x 3.01m)

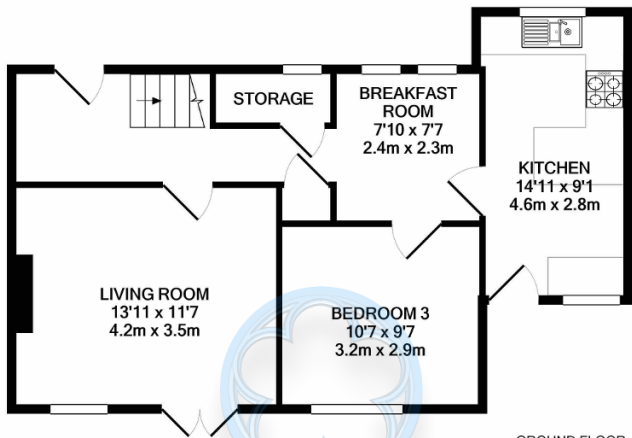
Bedroom 2 - 12' 2" x 9' 8" (3.73m x 2.95m) Max measurements

Bedroom 4 - 9' 1" x 7' 7" (2.79m x 2.33m) Max measurements

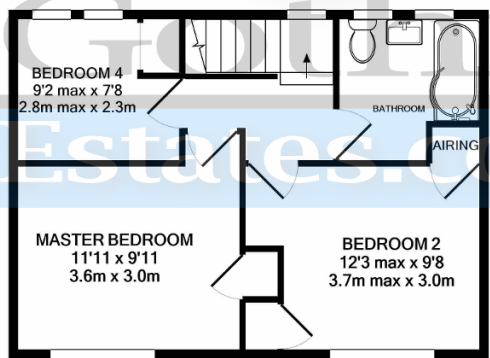
Bathroom -







GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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