



5a Mount Pleasant

Hitchin, Hertfordshire, SG5 2BG

Gavin Mills
POWERED BY

UK



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Guide Price £1,000,000

A beautifully presented, detached four double-bedroom family home located in a sought after cul-de-sac location in Hitchin.

Conveniently positioned within walking distance to Hitchin Town Centre, this spacious home, improved by the present vendors, has versatile accommodation of 1830 sq.ft set over two floors along with gated off street parking and a low maintenance rear garden.

There is a bay window to the front aspect of the property and glazed double doors from the dining area lead out to the rear garden. There is a separate utility room which has space for a washing machine and tumble dryer.

A second sitting/family room has a variety of built-in storage along with windows to the front and glazed double doors to the rear garden. This space offers great potential for use as a home office or annex.

Ground Floor Accommodation

The front porch opens into the inner hall which has access to the WC and stairs rising to the first floor with built-in storage below. The living room has a feature fireplace with an inset woodburning stove set on a granite hearth. There is a bay window to the front, glazed double doors to the rear garden, and access to the side of the living room into the conservatory.

First Floor Accommodation

The master bedroom has a window to the front aspect and access to the Jack & Jill bathroom which comprises an inset bath, an enclosed shower cubicle, a WC, and a wash basin. There are three further double bedrooms along with two built-in storage cupboards to the landing area.

The open plan kitchen/dining room has a range of fitted wall and base level units along with a walk-in pantry. There is an inset one and a half bowl sink, an integrated induction hob, double ovens, a fridge, and a dishwasher.

Outside

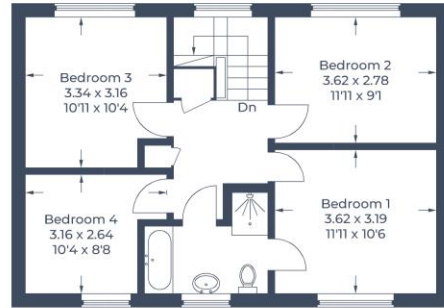
To the front, a five-bar gate opens to the block paved driveway. To the rear, the gardens are laid to block paved patio and decked area covered by artificial lawn.



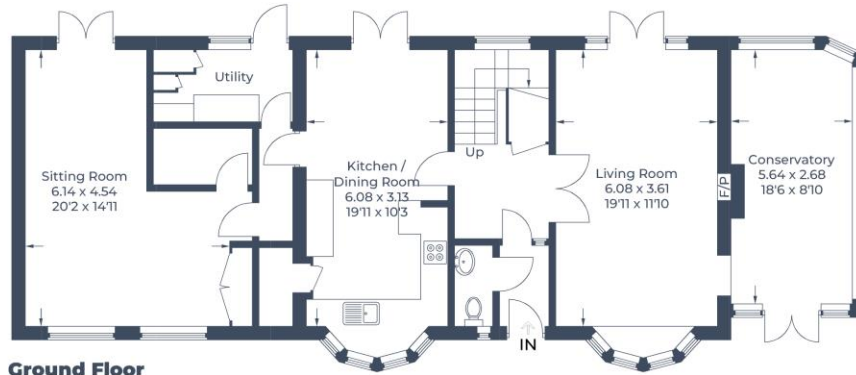


Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Ground Floor = 113.7 sq m / 1,224 sq ft
 First Floor = 56.3 sq m / 606 sq ft
 Total = 170.0 sq m / 1,830 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.