



PUTTERILLS

est. 1992

3 Duncots Close, Ickleford, Hitchin, SG5 3FH

Offers in excess of £700,000

A spacious four bedroom detached residence in a beautiful location at the end of a private road overlooking open countryside offered for sale with no forward chain.

The property has been in the family for 22 years since it was built in 1997. It has recently been renovated inside and outside. The spacious accommodation includes three reception rooms with a large full width sitting room, study/home office, and dining room/children's playroom. If desired the dining room could be knocked through to the kitchen which would give a superb open plan kitchen/diner. A cloakroom and utility room complete the ground floor accommodation. To the first floor there are four double bedrooms, bedroom one with an en-suite shower room and a family bathroom. Externally the property offers a double driveway providing off road parking for up to four vehicles, double garage and private rear garden backing onto open countryside with breathtaking views. The property is superbly located at the end of this sought after cul-de-sac accessed via a private road. The property is offered for sale with no forward chain so a quick completion is possible.

Ickleford provides a shop/general store for day to day needs, a choice of public houses, outstanding primary school (less than 5 minutes walk away), 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

SITTING ROOM 22'2" x 11'3" (6.76m x 3.43m)

DINING ROOM 12'6" x 11' (3.81m x 3.35m)

STUDY 8'6" x 7'9" (2.59m x 2.36m)

KITCHEN 12'6" x 9'10" (3.81m x 3.00m)

UTILITY ROOM 5'7" x 5' (1.70m x 1.52m)

CLOAKROOM 5'7" x 3'1" (1.70m x 0.94m)

FIRST FLOOR

BEDROOM ONE 12'11" x 12'8" (3.94m x 3.86m)

EN-SUITE

BEDROOM TWO 11'6" x 10'6" (3.51m x 3.20m)

BEDROOM THREE 11'6" x 9'3" (3.51m x 2.82m)

BEDROOM FOUR 10'4" x 8'5" (3.15m x 2.57m)

FAMILY BATHROOM 8'4" x 5'9" (2.54m x 1.75m)

EXTERNALLY

DRIVEWAY

GARAGE 16' x 15' (4.88m x 4.57m)

GARDEN

TENURE

Freehold

EPC

EER: TBC

**FLOORPLAN AND BROCHURE
DISCLAIMER**

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or

form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

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

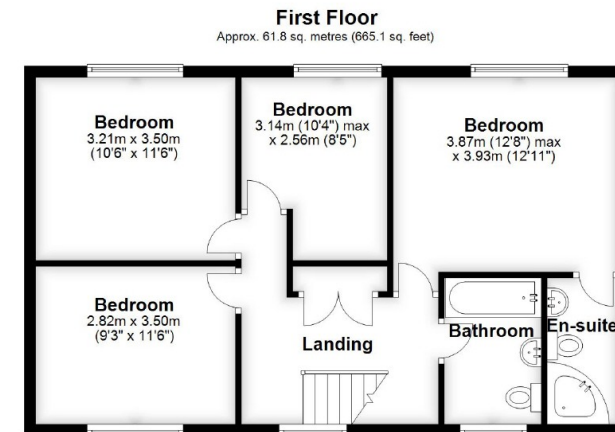
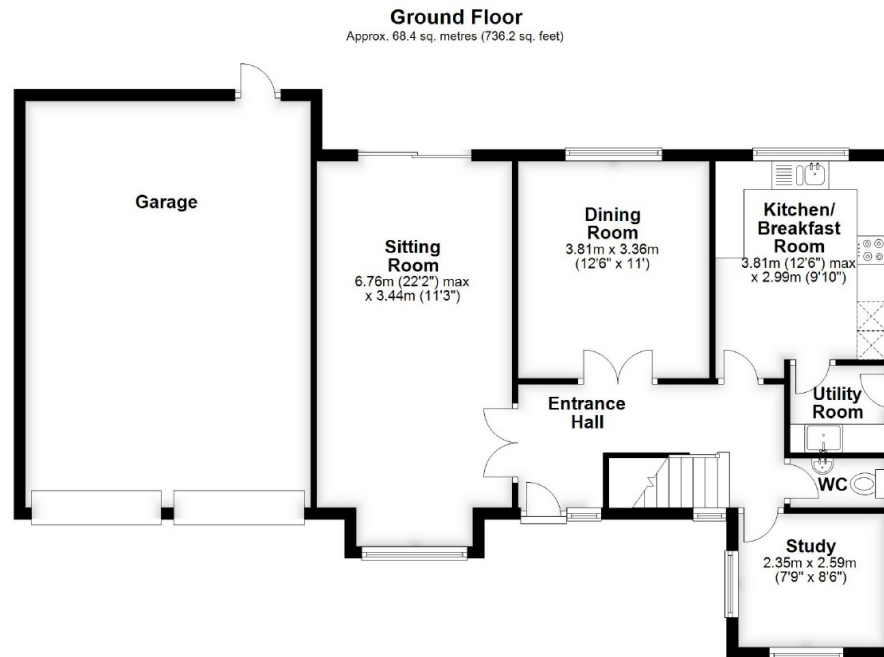
**MONEY LAUNDERING
REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









Total area: approx. 130.2 sq. metres (1401.3 sq. feet)