



SIMPLY HOMES

The Paddocks

Hitchin SG4 8YX

Price Guide £300,000



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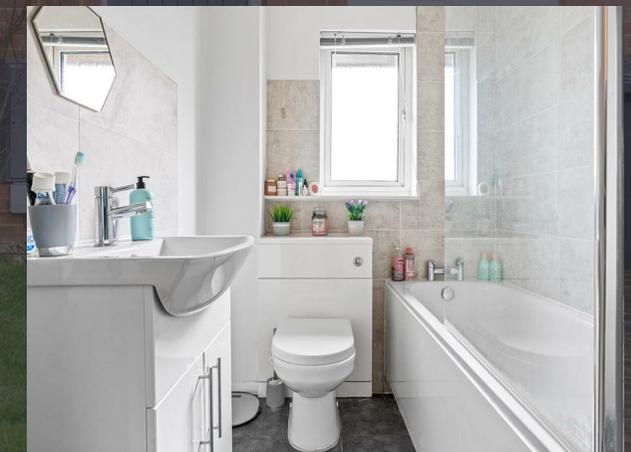
CHAIN FREE - We hold the keys - A quaint 2-bedroom end-terrace home, set within a quiet cul-de-sac with 180-degree views over idyllic rolling Hertfordshire countryside and just a short walk into Codicote high street.

On the ground floor there is a good-sized living room with feature fireplace and front aspect double glazed window, leading onto the open-plan kitchen/diner with a range of base and eye level units, rear aspect double glazed window and rear door leading to the garden via the conservatory.

To the first-floor landing, there are two good-sized bedrooms, both front and rear aspect. The bedrooms are served by a good-sized family bathroom and loft access is situated on the landing.

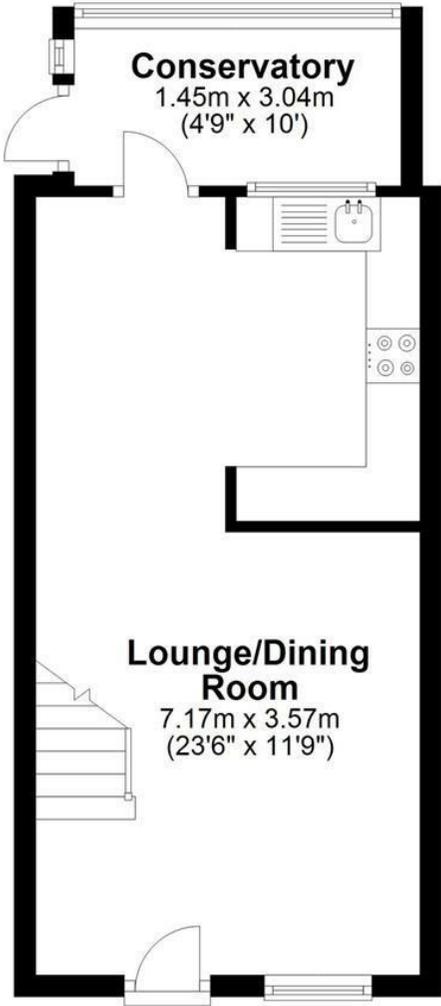
The wrap-around garden is predominantly laid-to-patio with mature planters surrounding. Beyond the garden are the fantastic views of the Codicote countryside. The property also features a designated parking space.

The historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, general village store & a fine selection of friendly pubs and eateries. There is a well-regarded Church of England primary school, pretty church & a selection of Sports & Recreation clubs including: Codicote Tennis Club with 3G floodlit artificial grass courts, 2 football pitches, badminton club, local playgroups & historical society.



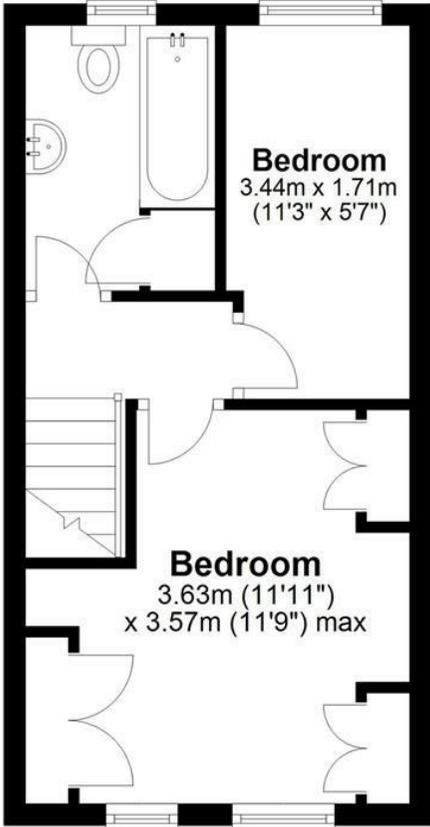
Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



Total area: approx. 55.7 sq. metres (599.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.





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115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

