



5 Chime Dell Whitwell, SG4 8BS

A beautiful, former show home for this development, offering single storey living which incorporates a generous specification. Whitwell is a highly regarded village setting with a friendly community. The property is located a short stroll from the High Street and amenities include a well stocked general store, doctors surgery, welcoming public house and Tea rooms.

Guide price £825,000

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- Constructed in 2021 by Croudace Homes, the property still has the remainder of a 10 year NHBC guarantee
- Utility room with sink, storage units, plumbing for auto washing machine
- Large double garage with automated garage door, plus block paved parking in front
- Annual service charge £556.92 paid up until 31/03/2024
- Sitting room with casement french doors to the garden
- Dual aspect main bedroom with fitted wardrobes, en suite shower room and private balcony
- Hive controlled gas central heating, Cat 6 network cabling, traditional brick & block construction
- Spacious kitchen/dining room, generously fitted with integrated fridge/freezer, dishwasher, double oven, 4 gas burner hob and extractor hood.
- 2 further bedrooms, study/bedroom 4 and impressive family bathroom
- Harpenden town centre (6.7 miles), Hitchin town centre (6 miles). Both have mainline stations

THE ACCOMMODATION

Entrance Hall

Cloakroom WC

Sitting Room

15'3 x 12'11 (4.65m x 3.94m)

Kitchen/Dining Room

24'9 x 17'3 (7.54m x 5.26m)

Utility Room

9'2 x 6' (2.79m x 1.83m)

Study/Bedroom Four

12'8 x 6'11 (3.86m x 2.11m)

Main Bedroom

14'7 x 14'3 (4.45m x 4.34m)

En Suite Shower Room

Bedroom Two

14'4 x 13'3 (4.37m x 4.04m)

Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)

Family Bathroom

EXTERNALLY

Detached Double Garage

23'8 x 19'8 (7.21m x 5.99m)

Additional Off Street Parking

Front Garden

Rear Garden



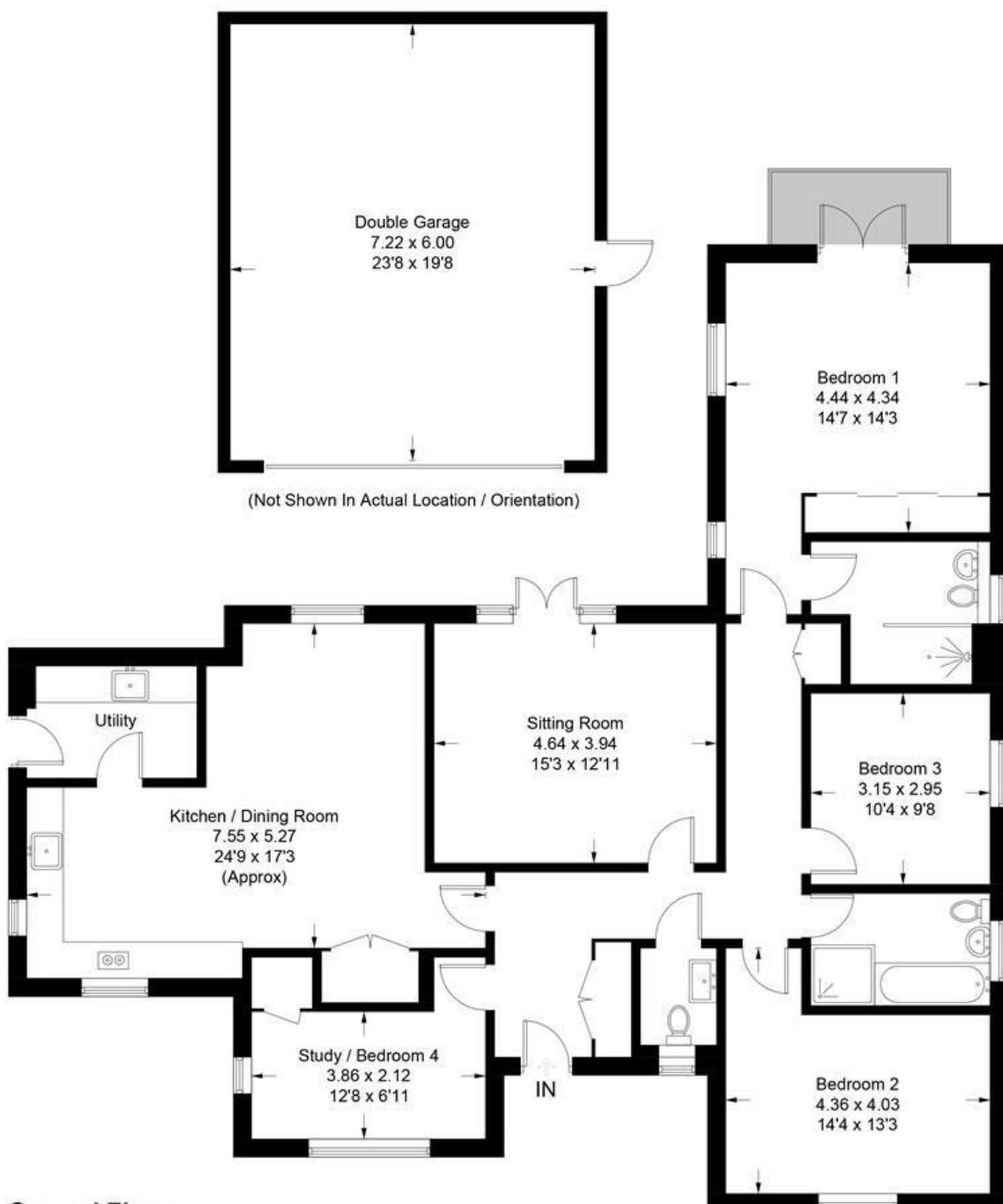
Directions



Floor Plan

Chime Dell

Approximate Gross Internal Area = 147.5 sq m / 1588 sq ft
 Garage = 43.2 sq m / 465 sq ft
 Total = 190.7 sq m / 2053 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1018725)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)	A			Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			

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