



## 12 Chime Dell

Whitwell, SG4 8BS

Constructed in 2020, this superb detached family home has a stunning interior which is equipped to a high modern standard, and set against a backdrop of rolling Hertfordshire countryside. CHAIN FREE.

**Guide price £735,000**

# 12 Chime Dell

## Whitwell, SG4 8BS



- Constructed in 2020 and superbly well presented throughout
- The living area incorporates a bay fronted living room, separate dining room, Study and cloakroom WC
- Beautiful, well equipped kitchen incorporating double oven, gas hob with extractor above, integrated dishwasher, fridge freezer. Adjoining utility room.
- Main bedroom with built in wardrobe and en suite shower room, 3 further bedrooms and family bathroom
- Generous detached double garage and further off street parking
- Professionally landscaped rear garden featuring beautifully stocked beds, ornamental pond and BBQ area
- Gas central heating, double glazing and solar panels
- Friendly village community with a well regarded primary school, village shop, tennis club and public house
- Harpenden Station (6.9 miles), Hitchin Town Centre (6.8 miles)

### GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

17'5 max x 11'5 (5.31m max x 3.48m)

Dining Room

11'5 x 11' (3.48m x 3.35m)

Study

8'6 x 6'9 (2.59m x 2.06m)

Kitchen

14' x 9'7 (4.27m x 2.92m)

Utility Room

8' x 4'5 (2.44m x 1.35m)

### FIRST FLOOR

Landing

Bedroom One

14'1 x 11'5 (4.29m x 3.48m)

En Suite Shower Room

Bedroom Two

13'11 max x 9'10 (4.24m max x 3.00m)

Bedroom Three

10'4 x 8'10 max (3.15m x 2.69m max)

Bedroom Four

10' x 7'11 (3.05m x 2.41m)

Family Bathroom

### EXTERNALLY

Spacious Detached Double Garage

23'6 x 19'11 (7.16m x 6.07m)

Further drive for parking

Professionally Landscaped Rear Garden

Lawned Frontage



Directions





## Floor Plan

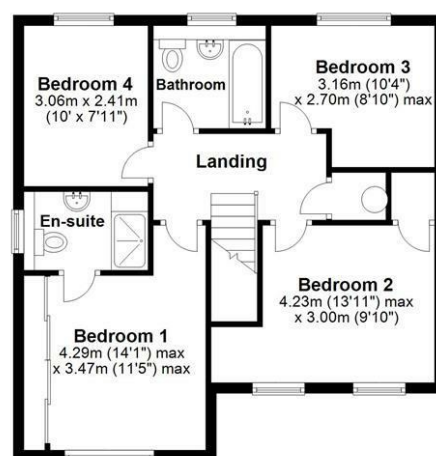
### Ground Floor

Main area: approx. 61.9 sq. metres (666.1 sq. feet)  
Plus garage, approx. 43.5 sq. metres (468.1 sq. feet)



### First Floor

Approx. 58.1 sq. metres (625.1 sq. feet)



Main area: Approx. 120.0 sq. metres (1291.2 sq. feet)

Plus garage, approx. 43.5 sq. metres (468.1 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(12 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC