
 5 bedrooms

 3 bathrooms

 4 receptions

 EPC Band C

Freehold

Council Tax Band:  
G £3,907.72 (2025/26)

Local Authority:  
North Hertfordshire District Council





Contemporary 5-bed detached home on Hitchin's southern outskirts, near St Ippolyts. Quiet cul-de-sac, 1997 build, 2,500+ sq. ft. over two floors.

### Description

An impressive detached family home on a private corner plot with ample parking and an integral double garage, located on the sought-after southern edge of Hitchin. This extended property offers well-balanced accommodation ideal for modern family living. The entrance hall with cloakroom leads to a sitting room with bespoke shelving, wood-burning stove, and garden access, alongside a study for home working. The open-plan kitchen/breakfast/family room flows into a dining area with a raised ceiling. The kitchen is equipped with modern units, worktops, and integrated appliances. Upstairs, five bedrooms all have fitted wardrobes, with a modern en-suite in one and a principal suite offering a walk-in dressing room and stylish en-suite. Outside, the driveway offers ample parking and garage access, with landscaped front gardens. The rear garden features lawn areas, patios, a decked seating area, and a pond with mature plants, creating a private outdoor space.

### Location

St Ippolyts, a charming village with a strong community feel, offers amenities like a top primary school, store, church, and hall. Nearby Hitchin expands options with shops, recreation, schools, and a train station to London, Cambridge, and beyond.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

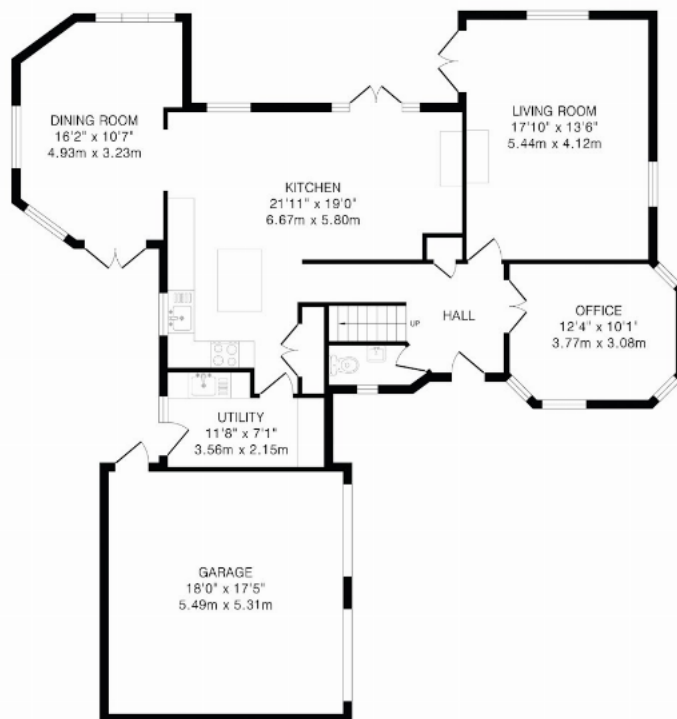




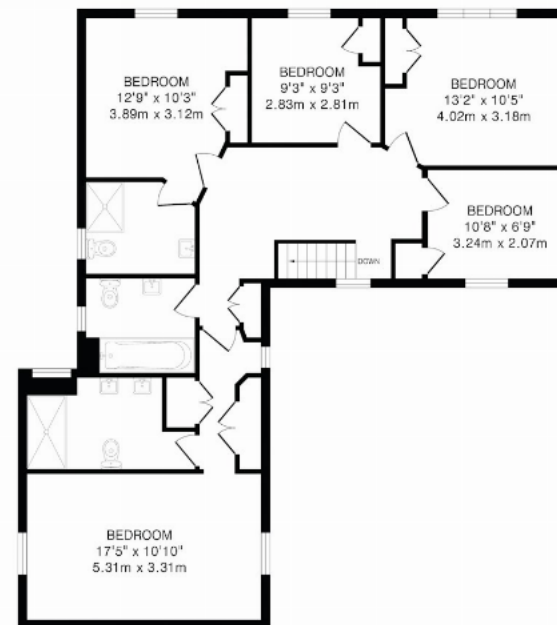








Ground Floor  
1398 sq.ft.(129.8 sq.m)approx.



First Floor  
1102 sq.ft.(102.4 sq.m)approx.

TOTAL FLOOR AREA: 2500 sq.ft.(232.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.