



PLOT 2 MANOR COURTYARD

HITCHIN



Plot 2 Manor Courtyard Hitchin

Hertfordshire SG5 1JW

Guide Price £1,850,000

An outstanding individually architecturally designed bespoke five bedroom detached property tucked away in an exclusive gated development at the heart of the historic town centre. Built by a well renowned local developer who prides himself on creating homes of exceptional quality within his hometown the property has been constructed to a specification rarely seen in any price range.

With 3,400 sq.ft of accommodation over three floors the interior space offers flexibility of use depending on individual requirements with each floor serviced by a lift - still a rare commodity in the UK residential market. Natural light floods the beautiful dual aspect living areas and stunning master bedroom suite with large south facing covered balcony.

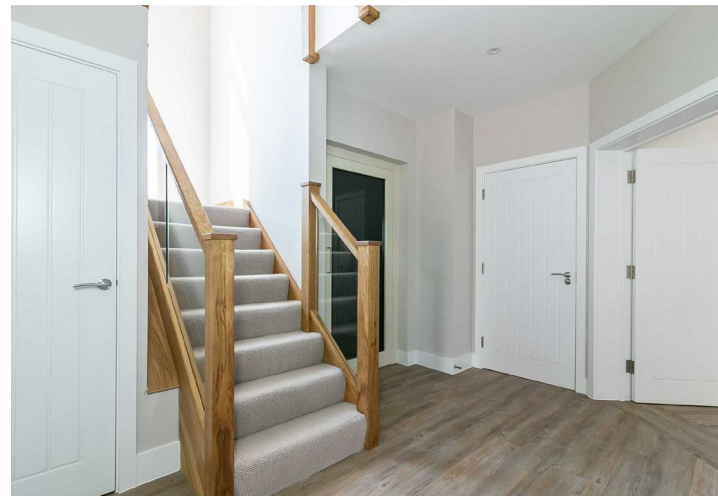
The attractive Market Town of Hitchin boasts picturesque medieval and Georgian buildings and an excellent choice of boutique and high street shops. The Town Centre has an array of cafes and coffee shops, sparking the development of an exciting and vibrant cafe culture. Take a stroll around the artisan markets, sample the fresh and homemade wares while taking time out to visit the many independent retailers that make Hitchin such a vibrant and sought after Market Town - all this literally a stones throw from your front door! .

Your new home at Manor Courtyard not only benefits from the close proximity to Central Hitchin, but is well connected by train and car. From Hitchin Station, you can be in London, Peterborough or Cambridge within 45 minutes, making commuting and days out a breeze. The A1 can be reached in just a few minutes by car, connecting you to London, Welwyn Garden City, Stevenage and as far as Edinburgh.

It is impossible within the scope of these brief details to fully furnish prospective purchasers with the complete information and specification on these beautiful homes however as the vendors sole agents we would be delighted to discuss matters arising from them with any genuinely interested p

Viewing

By appointment with Norgans Estate Agents.





OVERVIEW

Each home at Manor Courtyard benefits from private parking, front and rear landscaped gardens and an electric entrance gate for security. All rooms are spacious and flooded with natural light across three floors, served by a lift. The impressive master suite to the top floor includes a large en-suite, separate dressing room and private balcony.

Every detail has been considered in the design and construction of these homes. Only the highest specification has been chosen, with a bespoke kitchen including quality appliances and contemporary fitted bathroom suites.

GARDEN HOUSE

A beautiful spacious five bedroom home with impressive master suite on the upper level and separate double garage.

Ground Floor

Kitchen 4.31m x 3.60m (14'2" x 11'10").
Dining Room 4.51m x 3.60m (14'10" x 11'10").
Lounge 6.64m x 4.05m (21'9" x 13'3").
Study 5.20m x 3.50m (11'6" x 9'3").

First Floor

Bedroom Two 5.89m x 4.60m (19'4" x 15'1").
Bedroom Three 4.77m x 4.05m (15'8" x 13'3").
Bedroom Four 4.05m x 3.02m (13'3" x 9'11").
Bedroom Five 5.20m x 3.50m (17'1" x 11'6").

Second Floor

Master Bedroom 6.79m x 4.96m (22'3" x 16'3").
Dressing Room 5.89m x 4.13m (19'4" x 13'7").

FLOOR AREAS

House Area - 290sqm (3,125sqft).
Garage Area - 34sqm (360sqft).
TOTAL AREA - 324sqm (3,485sqft).

SPECIFICATION

Kitchen/Utility

- * Professionally designed bespoke kitchen and utility.
- * 30mm Quartz worksurfaces in kitchen.
- * 20mm Quartz worksurfaces in utility.
- * Siemens appliances.
- * Liebherr wine cooler.
- * Blanco supreme 1.5 under mounted stainless steel sink with drainer grooves included into the stone worktops.
- * Blanco chrome pull out tap.
- * Quooker boiling water tap.
- * Back painted glass splashbacks.
- * High quality Karndean flooring.
- * Feature pendant lights over kitchen island.

- * Duravit bathroom furniture and chinaware.
- * VADO brassware.
- * Heated towel rails to all en-suites and bathrooms.
- * Large feature showers.
- * Dual voltage shaver point.
- * Porcelanosa feature wall and floor tiles.

Heating, lighting & internal finishes

- * Gas powered central heating system.
- * Zoned underfloor heating system to all floors.
- * Heatmiser programmable smart thermostats.
- * Low energy recessed LED downlighting throughout.
- * Brushed steel finished sockets and switches throughout.
- * Multi fuel stove with black granite hearth.
- * Mains powered smoke and carbon monoxide alarms.

Media & Communication

- * Centralised distribution hub for TV, sound system, heating system, telephone/internet and WIFI network.
- * Dual satellite, TV connection point with dual CAT6 outlet to sitting room, study, kitchen/dining room and all bedrooms.
- * Alarm system.

Lift

- * Passenger lift serving all floors.

Garage

- * Electric garage door.
- * Electronic door opener with remote control fobs for use in cars.

Garden & Patio Area

- * Electric entrance gate to courtyard.
- * Further electronically operated entrance gate to Garden House.
- * Courtyard combination of bound gravel and Marshalls block paving.
- * Marshalls Indian sandstone footpath and patios.
- * Outside taps and electrical points.
- * Planted front garden areas.
- * Rear and side gardens laid to lawn.
- * Paved sun terrace area to rear gardens.
- * External lighting.

Windows & Doors

- * Aluminium windows.
- * Aluminium bi-fold doors to patio and balcony areas.

Balcony

- * External balcony and terrace areas.
- * External power and heating to second floor terraces.
- * Frameless glass balustrade.

LOCATION & SITUATION - CONNECTIONS

Hitchin Station - Approx 2 mins by car.
A1(M) - Approx 8 mins by car.
Letchworth Garden City - Approx 11 mins by car.
Stevenage - Approx 16 mins by car.
Luton Airport - Approx 22 mins by car.
London Kings Cross - Approx 30 mins by train.
Bedford - Approx 33 mins by car.
Cambridge - Approx 32 mins by train/Approx 52 mins by car.

Please note that travel times are calculated using Google Maps. Times may vary.

ABOUT CHILTERN DEVELOPMENTS

Chiltern Developments was established in 2010 and undertakes residential and mixed use developments

projects in North Hertfordshire and the surrounding area.

Chiltern has developed new build properties, conversions and refurbishments, including extensive work with Listed buildings. In every development Chiltern takes great care to incorporate and use the individual scheme's location and characteristics. This, coupled with a design led approach, leads to fantastic bespoke designs, always targeted at the end user.

Chiltern takes pride in every project and creates individual, functional and attractive homes delivered with a high quality finish. Open plan living and modern design features are key elements to any Chiltern home.

Recent projects include:-

93 Datchworth Green, Datchworth SG3 6TL - a brand new executive home on Datchworth Green.
Church View Apartments, Portmill Lane, Hitchin SG5 1EU - a selection of exclusive apartments in Hitchin Town Centre.
Old Ramerick Barns, Bedford Road, Ickleford SG5 3SB - a development of two barn style new build houses in a rural setting.

For further information on all our developments please visit - www.chiltern-developments.co.uk

COVID-19 SECURE VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy. These changes are displayed on our website. However prior to booking a physical viewing you MUST have done the following:

- Seen the Sales Brochure of the property.
- Seen the property on Google Earth.
- Seen the property on Google Street View, or ideally have driven or walked past the property.

When booking a viewing you will be required to provide additional information in respect of your health, the health of close family/contacts plus your ability to proceed with a purchase. Prior to each and every viewing it is a requirement for all prospective buyers to confirm by email that you have read and accepted our conditions of viewing.

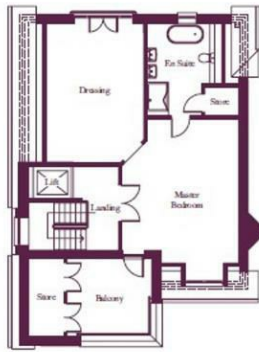
GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

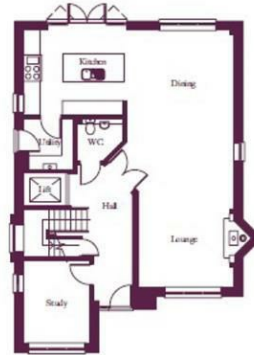
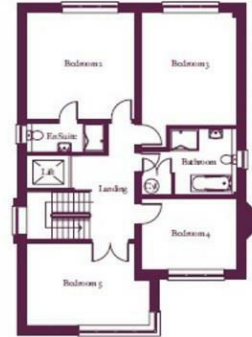
Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.



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