



Connells

Goldcrest Avenue
Codicote HITCHIN



Property Description

Occupying an enviable position on the edge of the highly sought-after village of Codicote, this exceptional four double bedroom detached family home forms part of a prestigious modern development surrounded by attractive green spaces and a children's play area. Beautifully presented throughout, the property offers spacious, versatile accommodation ideal for modern family living.

A welcoming entrance hall provides access to all principal ground floor rooms. The impressive dual-aspect kitchen is fitted with contemporary units, quality work surfaces and integrated appliances, while the adjoining dining room benefits from French doors opening onto the rear garden. The generous living room offers an excellent space for relaxing and entertaining, with further glazed doors creating a seamless connection to the outdoors. A separate study provides flexibility as a home office, playroom or family room, complemented by a guest cloakroom and useful storage.

The first floor features four well-proportioned double bedrooms and a family bathroom. The principal suite benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom also enjoys en-suite facilities.

Externally, the property continues to impress with a front garden, substantial block-paved driveway providing ample parking, and a private rear garden featuring a generous patio and lawn.

Kitchen

15' 8" x 10' 11" (4.78m x 3.33m)

Dining Room

12' 10" x 10' 9" (3.91m x 3.28m)

Lounge

15' 7" x 12' 10" (4.75m x 3.91m)

W.C./Utility

8' 9" x 5' 5" (2.67m x 1.65m)

Study

10' x 8' 9" (3.05m x 2.67m)

Bedroom 1

13' 1" x 11' (3.99m x 3.35m)

En-Suite

9' 7" x 5' 7" (2.92m x 1.70m)

Bedroom 2

16' 1" x 10' 3" (4.90m x 3.12m)

En-Suite

6' 8" x 4' 9" (2.03m x 1.45m)

Bedroom 3

15' 7" x 11' (4.75m x 3.35m)

Bedroom 4

12' 8" x 8' 5" (3.86m x 2.57m)

Bathroom

8' 10" x 6' 8" (2.69m x 2.03m)

Agents Note

This property has an Estate Management Charge of £340 a year.

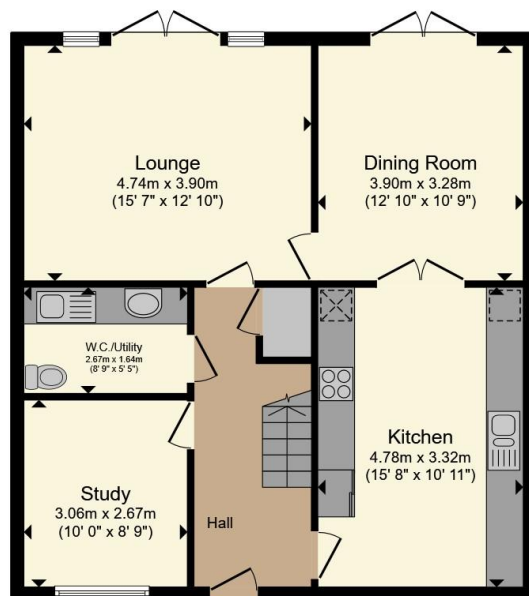
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

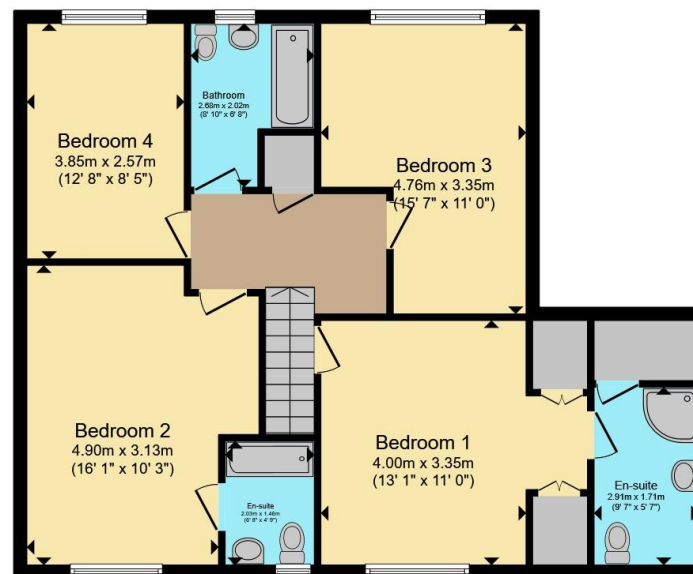








Ground Floor



First Floor

Total floor area 155.4 m² (1,673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: B Council Tax
Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307859



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