



4 Bedrooms



3 Bath/Shower Rooms  
1 Cloakroom



2 Reception Rooms



Allocated Off Street  
Parking



Private Rear Garden



EPC Band TBA

Council Tax

Band F  
- £3,267.71 2025-2026

Local Authority  
North Hertfordshire



High Street, Codicote, SG4 8UB  
Asking Price £725,000.00 Freehold



## High Street, Codicote, SG4 8UB

**This stunning family home has accommodation arranged over three floors and is ideally located just off the vibrant Codicote high street.**

### Description

A fantastic opportunity to acquire an immaculately presented, spacious, four bedroom modern family home.

A generous hallway firstly presents a door to a cloakroom on the right and a door to a spacious family lounge on the left. Beyond the lounge, double doors open to reveal a deep, wide cloakroom cupboard and a useful utility cupboard under the stairs currently housing a washing machine and a tumble dryer. A large, family-orientated kitchen/diner stretches across the rear of the property and provides a wonderful sociable space. The stylish kitchen boasts attractive granite worktops and integrated SMEG appliances including a wine fridge.

On the first floor, the largest bedroom at the front of the house, boasts a stylish, fully-tiled en-suite shower room with a heated towel rail and a smart vanity unit beneath the basin. Two further double bedrooms on this floor are served by a fully-tiled, sleek family bathroom, with both a bath and an impressive separate shower.

A deep landing cupboard at the foot of the stairs up to the topmost floor of the property houses the hot water system and provides great storage space as well. An extremely bright, large, triple aspect bedroom with a superb en-suite shower room and a deep fitted cupboard in the eaves is located on this upper level.

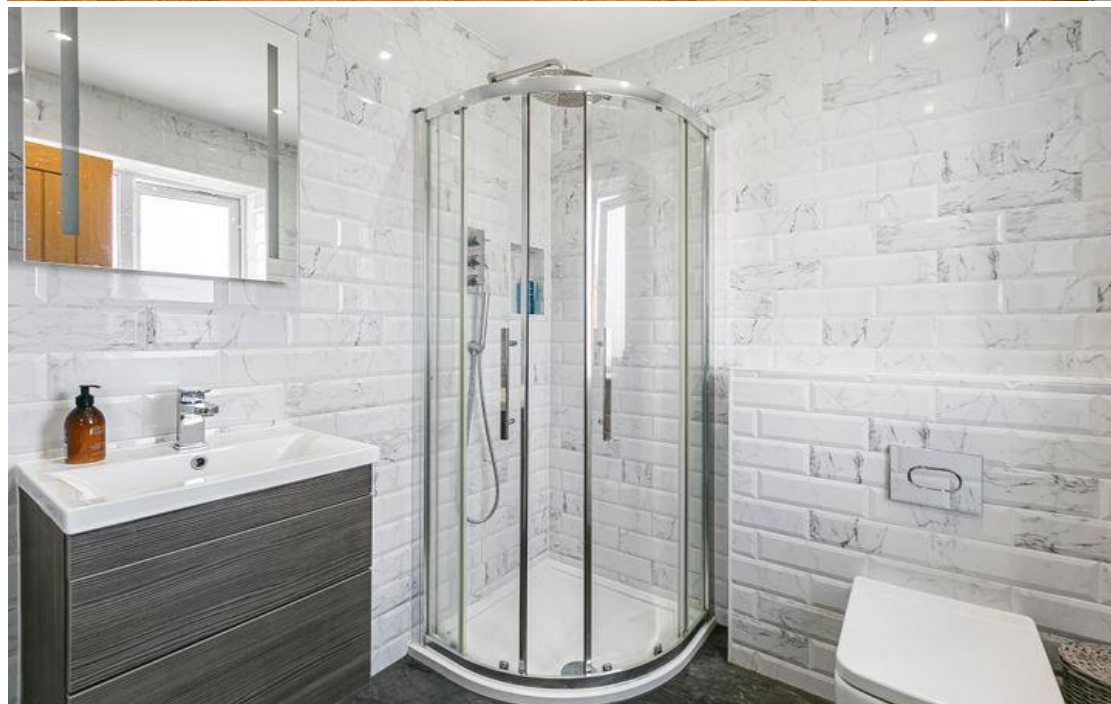
Externally, there are two private allocated parking spaces at the front as well as a useful shared space. Side access leads round to the secluded rear garden, which is mainly laid to lawn and has a sunny patio.

### Location

This stylish, modern family home is set back from Codicote high street and is therefore within easy reach of the village's extensive amenities, including shops, pubs and a highly regarded village school, as well as being within secondary school catchment areas of Hitchin Girls and Boys School and Monks Walk in Welwyn Garden. More extensive shopping and leisure facilities can be found in the major towns of Welwyn Garden (5 miles) and Hitchin (4 miles).

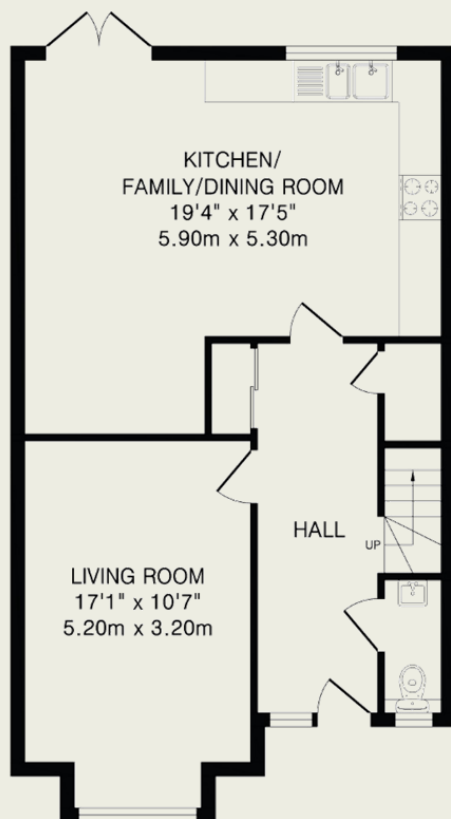






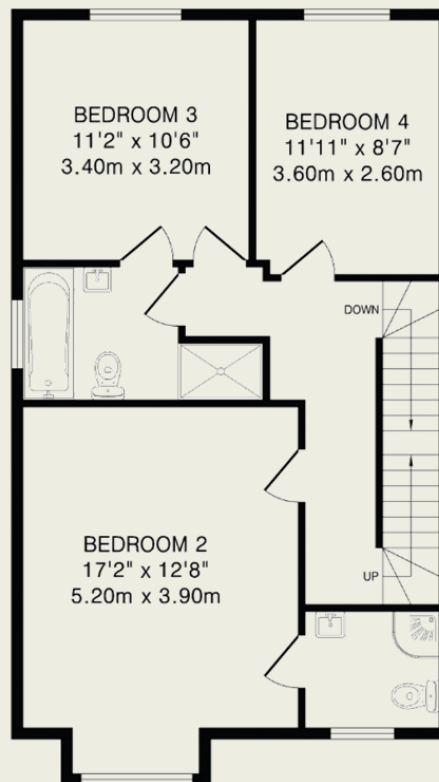
#### Important Information

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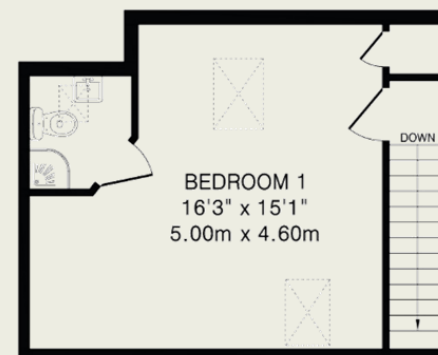
Ground Floor

617 sq.ft.(57.3 sq.m)approx.



First Floor

637 sq.ft.(59.2 sq.m)approx.



LOFT

296 sq.ft.(27.5 sq.m)approx.

TOTAL FLOOR AREA: 1550 sq.ft.(144.0 sq.m)approx.

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