



PUTTERILLS

est. 1992



**Guide Price £450,000**

**Dalton Way, Whitwell, Hitchin SG4 8BG**

**Freehold**

**EPC: D**

# PROPERTY SUMMARY

Situated at the centre of Whitwell, this 3-bedroom home combines modern elegance with village charm. Featuring spacious, light-filled interiors and stunning countryside views, it is ideal for families looking for comfort and style. The expansive sitting room welcomes you, featuring large windows that fill the space with natural light. The property boasts a spacious central kitchen with plenty of storage integrated with a dining area. Additionally there is a home office allowing you to work in comfort. Three comfortably sized bedrooms await upstairs. The master bedroom boasts panoramic views of the surrounding landscape, creating an inviting retreat. The modern family bathroom is elegantly designed. Outside, a spacious garden with a patio allows you to relax amid the tranquil countryside ambience. Convenient parking is available just across from the property. Nestled in the heart of Whitwell village, the home is conveniently located near a local shop/post office, general store, popular primary school, doctor's office, and local pubs.

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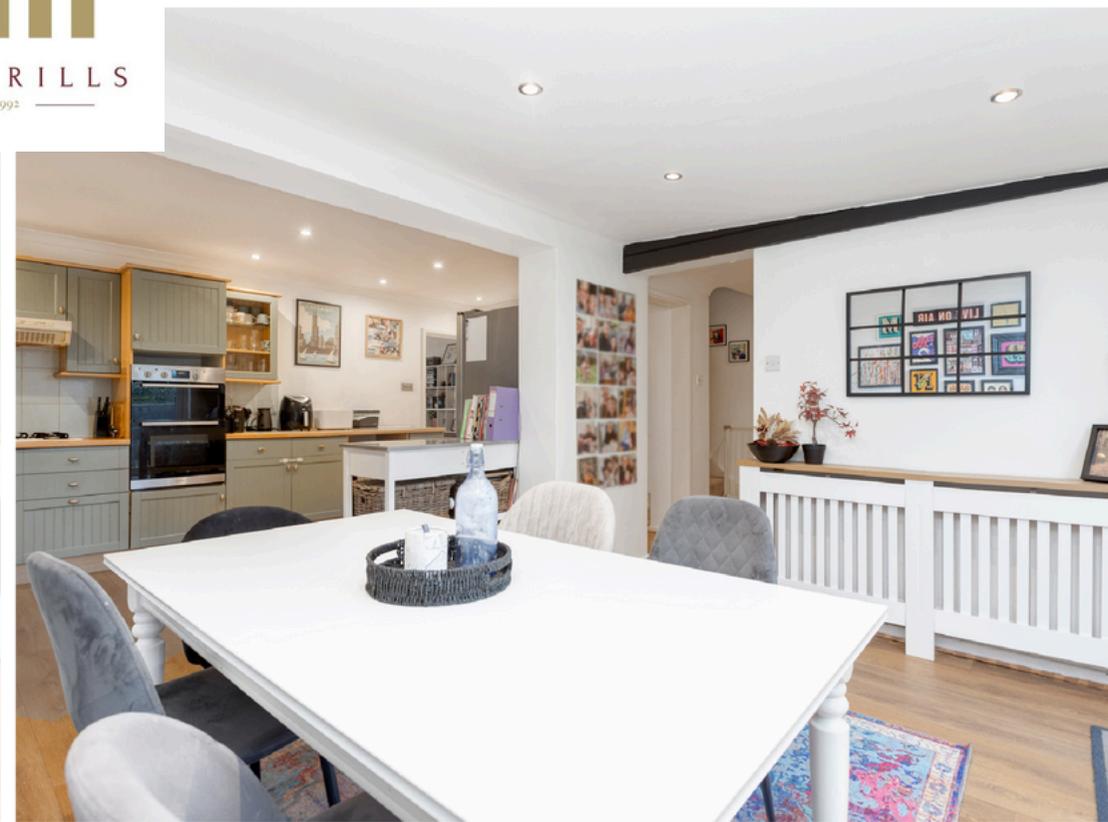
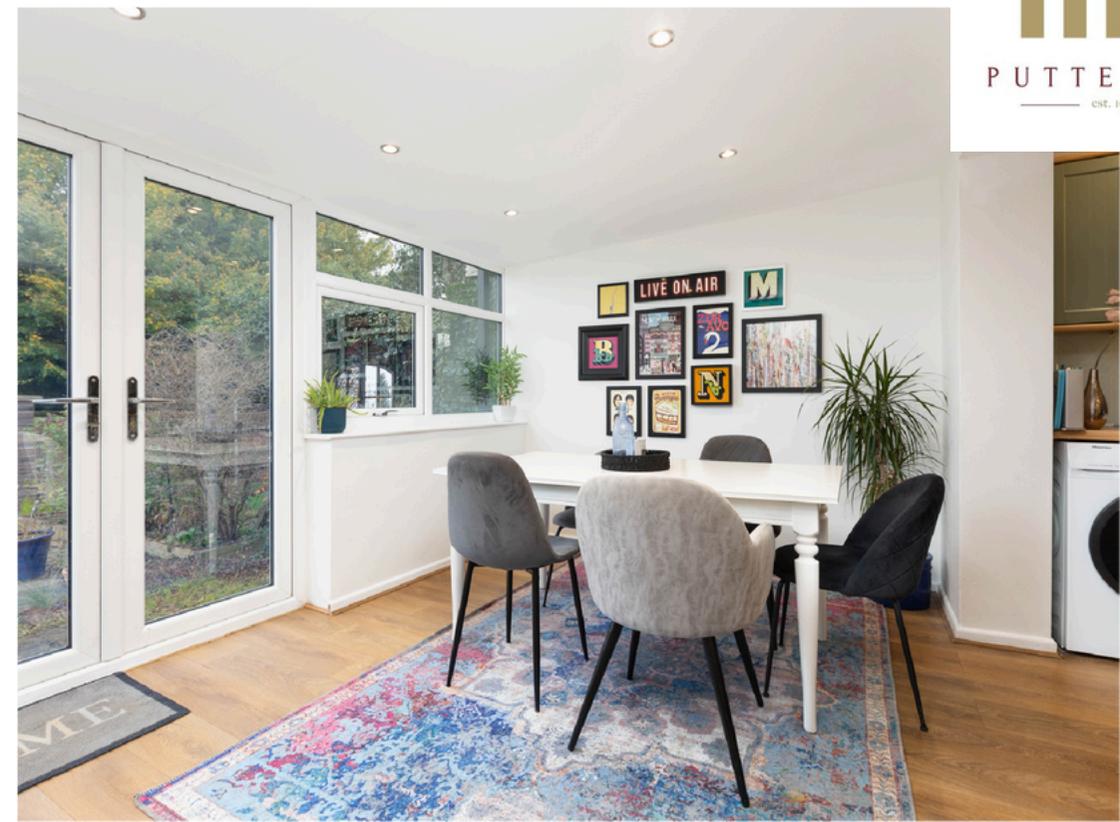


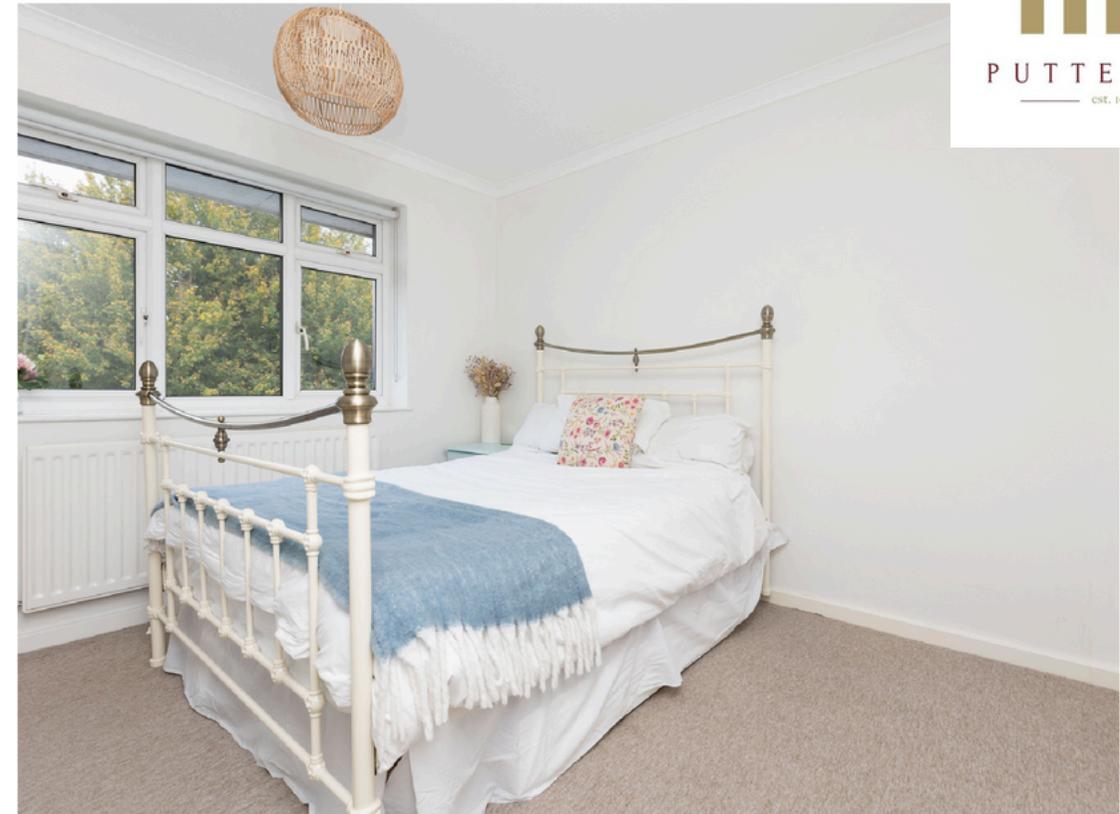
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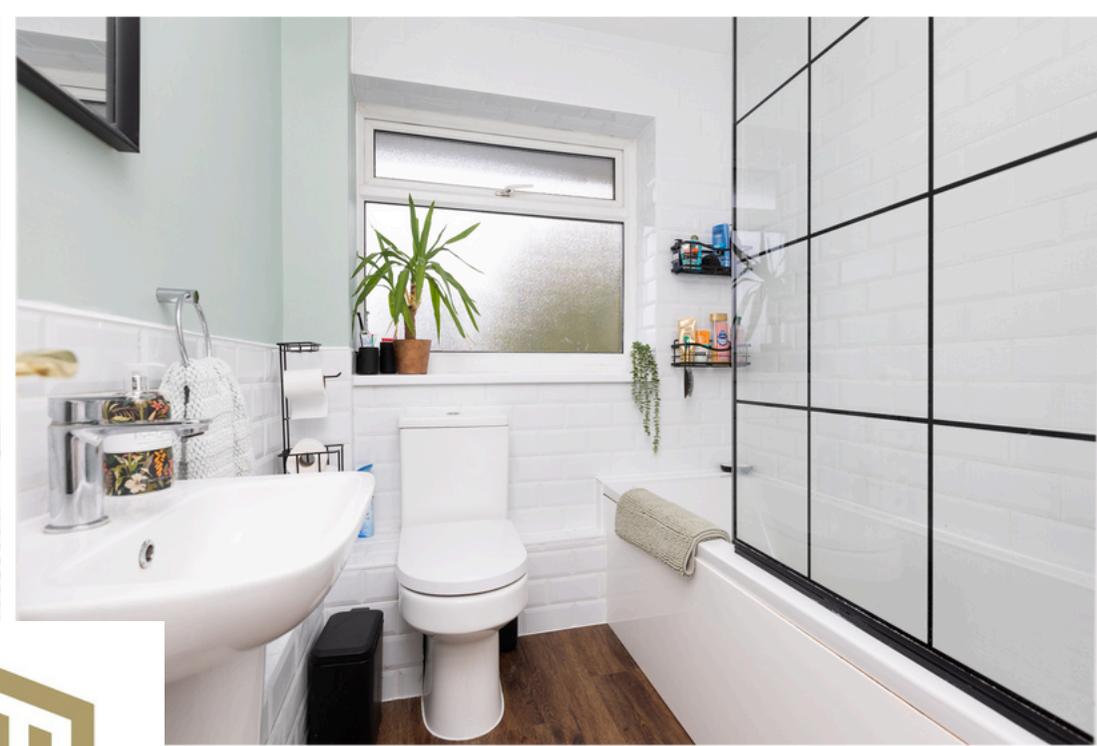


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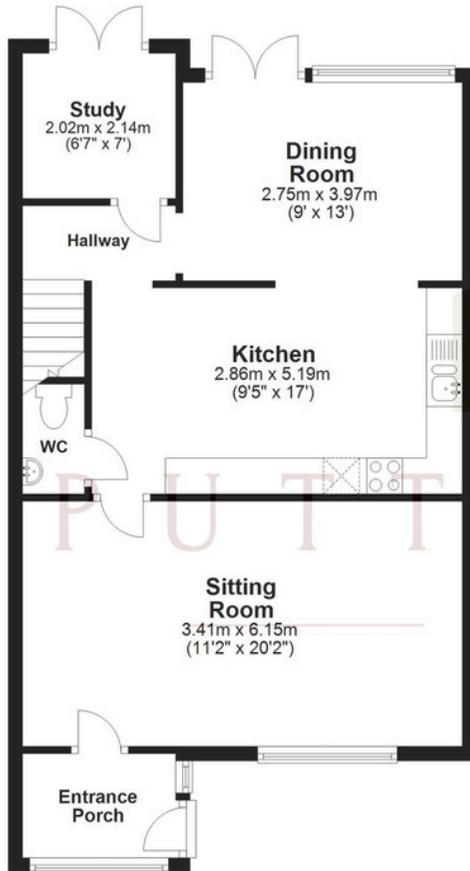






### Ground Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 100.1 sq. metres (1077.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

LOCAL AUTHORITY  
North Herts  
TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS  
Putterills Hitchin  
60 Hermitage Road  
Hitchin  
SG5 1DB

#### CONTACT DETAILS

01462 632222  
hitchin@putterills.co.uk  
www.putterills.co.uk