



BETHELL COURT
HITCHIN



BETHELL COURT

Bethell Court is a development of just three, 3 bedroom homes offering modern living in the highly desirable and picturesque town of Hitchin.

Each of these distinctive homes will be part of a small development that is set back from the road in a quiet cul-de-sac. Close to St John's Park, Bethell Court is just half a mile from the town centre and on the doorstep of many country walks and cycle routes.



Hitchin is a vibrant picture-perfect market town rich with history. Throughout you'll find some stunning nods to the past with buildings dating from the 15th Century, Edwardian and Georgian eras. St Mary's Church is a prominent feature in the town, sitting proudly on the river bank overlooking Memorial Fountain.

From independent retailers and boutiques to high-street favourites, Hitchin has something to suit everyone. Traditional pubs, lively bars and an eclectic mix of restaurants line the streets and more recently it has provided the perfect backdrop for BBC's Doctor Foster.

There is no better way to see the strong sense of community than the weekly markets that are situated on the cobbled Market Place. Offering anything from local produce and crafts markets, specialist antiques to car boots on a Sunday; there is something for everyone. Every July it hosts the Hitchin Festival with over 100 different events celebrating the artistic, cultural and community life of the town. Don't just get involved in July; there are drama, music and art groups running throughout the year, along with ample opportunity to get involved in a sports club with football, cricket, bowls and tennis just some of those on offer.

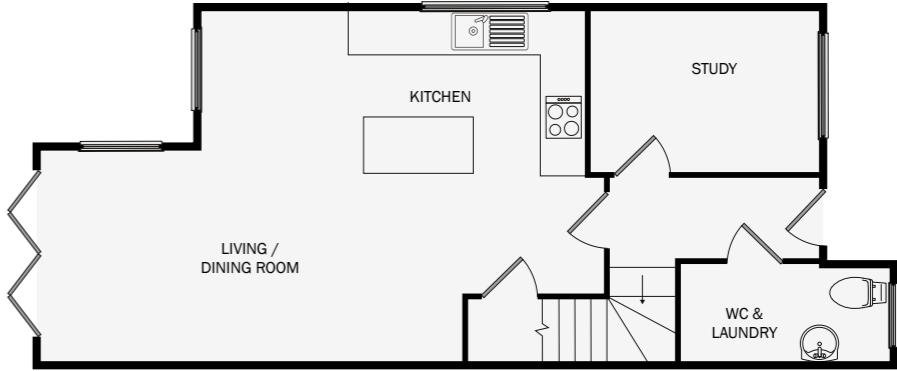
Slightly further afield is Hitchin Lavender, a small family run flower farm with rows of aromatic purple blooms, acres of sunflowers and a wild flower meadow which is definitely worth a visit.

Excellent schooling and easy transport links offer big draws for everyday living. Hitchin train station is under a mile from the development with trains south to Finsbury Park and Kings Cross in 25 and 41 minutes respectively and trains north to Cambridge in 32 mins. The A1 connects you up and down the country with Junction 8 just 3 miles away.

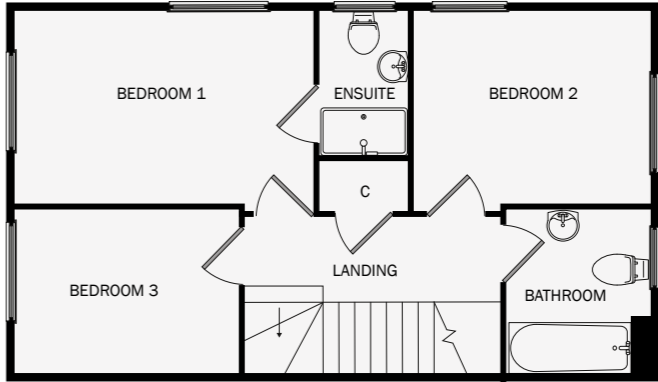




PLOTS 1&2



GROUND FLOOR



FIRST FLOOR

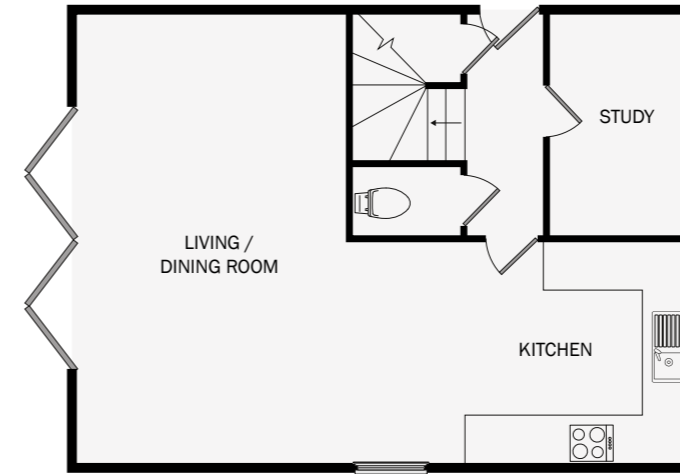
SEMI-DETACHED 3 BEDROOM HOUSES

Kitchen/Living/Dining Room	28.2' x 17.3' / 8.6m x 5.3m
Study	10.4' x 7.9' / 3.2m x 2.4m
Bedroom 1	14.1' x 9.1' / 4.3m x 2.8m
Bedroom 2	10.4' x 9.8' / 3.2m x 3.0m
Bedroom 3	12.1' x 7.9' / 3.7m x 2.4m
Total - 1,201sq ft / 112sq m	

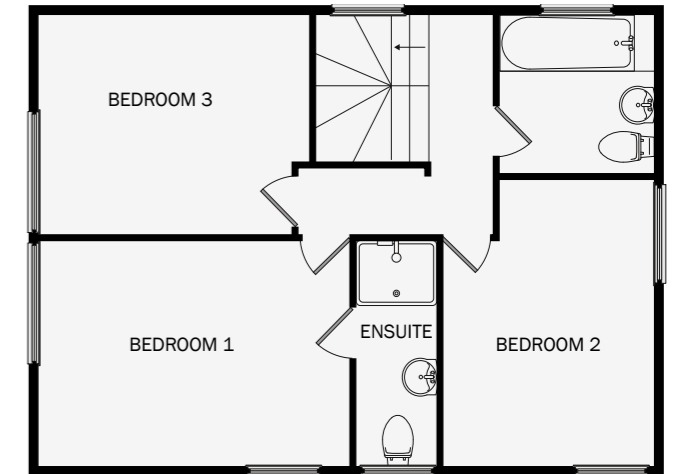
All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans



PLOT 3



GROUND FLOOR



FIRST FLOOR

DETACHED 3 BEDROOM HOUSE

Kitchen/Living/Dining Room	29.2' x 20' / 8.9m x 6.1m
Study	10.2' x 6.6' / 3.1m x 2.0m
Bedroom 1	14.8' x 10.2' / 4.5m x 3.1m
Bedroom 2	12.8' x 9.9' / 3.9m x 3.0m
Bedroom 3	12.1' x 9.9' / 3.7m x 3.0m
Total - 1,189sq ft / 110sq m	

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SPECIFICATION

KITCHEN/UTILITY

- Chelford 'Dove Grey' kitchen cabinets
- White marble effect Quartz worktops and upstand
- Lamona stainless steel 1.5 bowl sink with brushed steel effect swan neck tap
- Bosch electric hob and double oven
- Bosch integrated dishwasher and washing machine
- Lamona canopy extractor and tumble dryer
- AEG integrated fridge freezer

BATHROOM/EN SUITE/WC

- Duravit white sanitaryware with Hansgrohe accessories
- Hansgrohe Raindance shower with folding bath screen to the bathroom
- 1200 x 800mm shower with Hansgrohe Raindance shower to the en suite

INTERNAL FINISHES

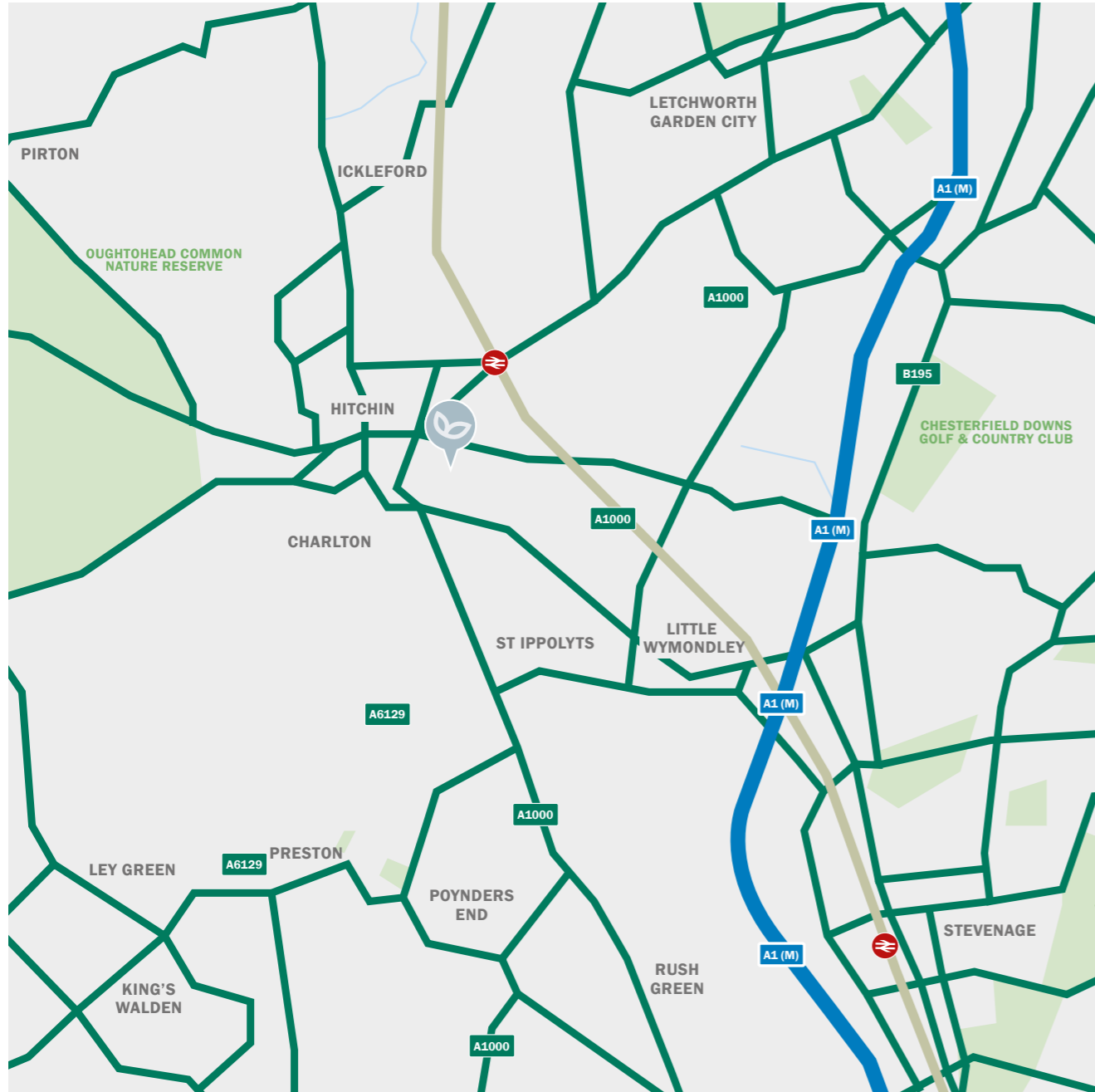
- Underfloor heating downstairs and white compact radiators upstairs
- Porcelanosa wall and floor tiles to bathroom, en suite and WC
- Engineered oak flooring throughout the ground floor
- Dorgogne oak or oak glazed internal doors
- White sockets and light switches
- White downlights to kitchen and bathrooms
- Pendant light fittings to other rooms
- Walls in the bathroom, en suite and cloakroom to be finished in Dulux Trade Brilliant White
- All other walls to be finished in Dulux Trade Bleached Lichen 2

EXTERNAL FINISHES

- Electric vehicle charging port
- 2 off street parking spaces per property
- External tap and lighting
- White uPVC windows and bifold door
- Camouflage Beige uPVC front door
- Stainless steel door numbering
- Black letter box



LOCATION



SAT NAV REF: SG4 9JP / WHAT 3 WORD REF: school.pocket.poker



TRAIN

Hitchin Train Station.....	0.9 miles
Cambridge.....	32 mins
Finsbury Park.....	25 mins
<i>(Piccadilly and Victoria)</i>	
Kings Cross.....	41 mins
<i>(Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria along with short walk to St Pancras)</i>	

ROADS

A1 Junction 8.....	3 miles
M1 Junction 10.....	11 miles
M25 Junction 23.....	20 miles

AIRPORTS

Luton Airport.....	10 miles
Stansted Airport.....	32 miles

NEAREST SCHOOLS

Highbury Infant School and Nursery - Ofsted: Good.....	0.1 miles
Hitchin Girls' School - Ofsted: Outstanding.....	0.2 miles
Whitehill Junior School - Ofsted: Good.....	0.3 miles
Hitchin Boys' School - Ofsted: Outstanding.....	0.8 miles



ABOUT HLL

HLL works closely with experienced architects to design stylish and contemporary homes finished to a high quality ready for modern life exclusively in Hertfordshire.



For further details please contact sole selling agent

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