



Frost's

Tel: 01582 768666

Derwent Road, AL5 3NY

£975,000 Freehold





## *Our View...*

An impressive modern four bedroom detached family home set within this desirable location, within walking distance of outstanding schools, local facilities and Harpenden town centre. The property has scope to extend further (the current owners have applied for planning permission for a double story extension) and has been much improved by the current owners.

The beautifully presented accommodation comprises of a generous size entrance hall with stairs leading to the first floor and gives access to the cloakroom, glazed doors lead in to the dual aspect 21ft Lounge, which has glazed double doors to the rear garden. A separate reception room is currently being used as a playroom and the hall also leads to the 22ft kitchen/dining room which is a stunning addition to this family home. The kitchen is fitted with an extensive range of units and cupboards, with matching worktops and free standing island unit, integrated Neff appliances and induction hob, and there are bi-folding doors that open onto the garden and create a wonderful feeling of space when open.

The kitchen/dining area gives access to a utility room and the study is perfect for someone looking to work from home. On the first floor there is an en suite shower room to the master bedroom, three further double bedrooms and a modern refitted family bathroom.

Outside, there is a gravelled driveway to the front and double gates that give access to the enclosed rear garden that has block paving, giving access to a brick built double garage. There is a lawn area, outside lighting and boundary fencing.

Energy Rating C.



## Ground Floor

Entrance Hall

Cloakroom

Lounge

21' x 13'4

Play Room

11'6 x 9'6

Kitchen / Dining Room

22'3 x 16'3 max

Utility Room

7'9 x 4'9

Study

7'9 x 4'9

## First Floor

Bedroom One

13'3 x 11'10

En-Suite Shower Room

Bedroom

11'10 x 10'1

Bedroom

13'5 x 8'9

Bedroom

9'5 x 9'2

Bathroom

8'10 x 7'2

## Exterior

Detached Double Garage

Front Garden

Driveway

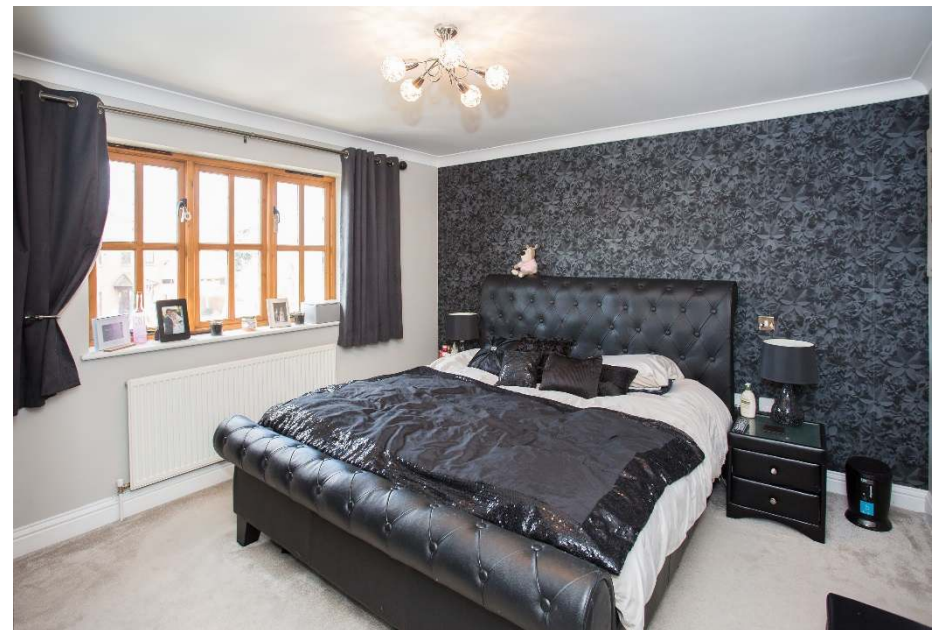
Rear Garden

37' x 33' + recess

## Agent Note

The current owners have applied for planning permission for a double story extension which would create a further bedroom and garage.

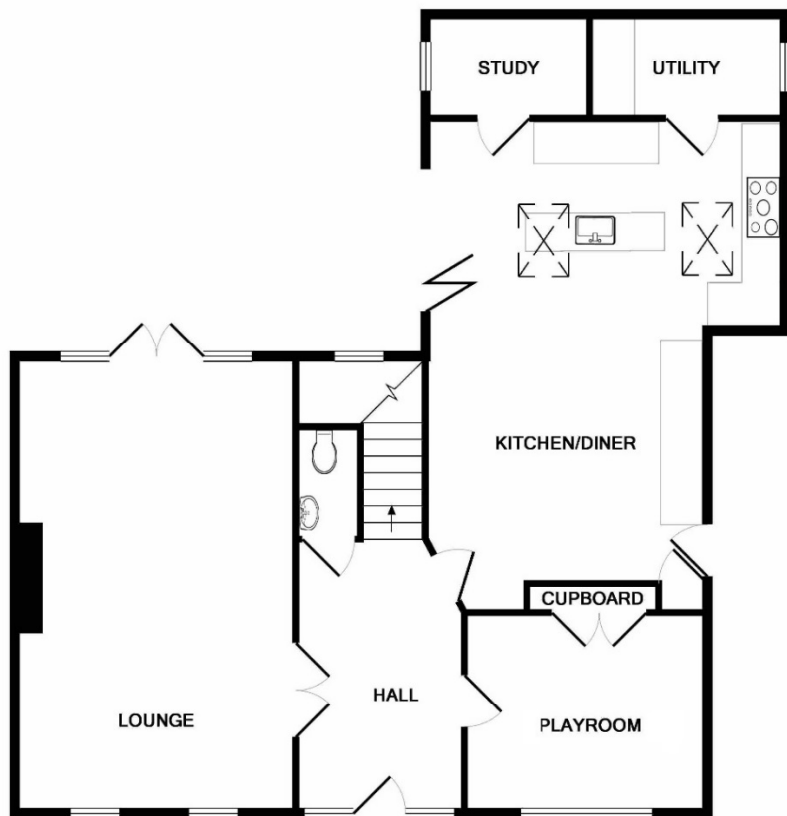
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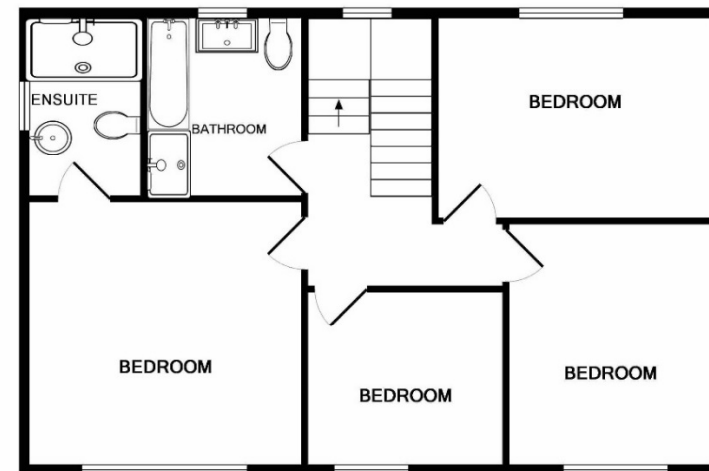
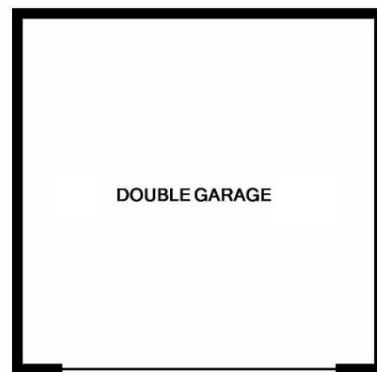








GROUND FLOOR  
APPROX. FLOOR  
AREA 1262 SQ.FT.  
(117.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1971 SQ.FT. (183.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

**MONEY LAUNDERING REGULATIONS (2007)**

In accordance with the Money Laundering Regulations (2007) we are required to confirm the identity of all buyers of the property. We are also required to keep a record of the evidence we have verified. It may delay agreeing a sale if for any reason we are unable to confirm your identity in the course of establishing a business relationship with you.