



**Oliver
Minton**
Sales & Lettings

**19 Rib Close,
Standon**

Herts SG11 1QS

Asking Price £645,000

Situated in a peaceful cul-de-sac in the popular village of Standon, this stylish semi-detached property is a wonderful 'turn-key' family home. The 1749 sq ft accommodation has been superbly modernised and improved by the current owners to include extensions at the front, side and rear, plus loft conversion and garage conversion. Other special features include underfloor heating to various rooms, double glazing and gas central heating throughout.

The accommodation in brief comprises: reception hall, open-plan lounge and kitchen/dining room with island, utility room and garage store (converted garage) and downstairs cloakroom. On the first floor there are four bedrooms, the largest with its own en-suite and smallest currently fitted out as a walk-in wardrobe/dressing room and a luxury family bathroom with freestanding bath. On the second floor the bright and airy loft extension provides a further large double bedroom with 'Velux' windows, eaves storage space, further free-standing bath and a Juliet balcony.

There is an open plan block paved frontage driveway providing off-street parking and a private, enclosed garden to the rear with large outbuilding.



HALLWAY

Composite front door with double-glazed insert. uPVC double-glazed vertical side window. Radiator. 'Karndean' flooring. Door to cloakroom and living room.

CLOAKROOM

Comprising low level WC, wash hand basin with mixer tap, tiled floor and frosted window.

OPEN PLAN LOUNGE/DINING/KITCHEN

A wonderful open-plan area:

LOUNGE 7.75 x 3.6 (25'5" x 11'9")

uPVC double-glazed bay window to front. Vertical contemporary radiators. Wall unit with inset recesses for flat-screen TV. Side alcove with built-in storage cupboards and shelving above. 'Karndean' flooring with under-floor heating. Stairs to first floor with under-stairs storage.





KITCHEN/DINING ROOM 7.27 (max) x 5.34 (23'10" (max) x 17'6")

Attractive quartz worktops and large island incorporating integrated cupboards, farmhouse-style sink unit and breakfast bar. Two Velux-style windows. Full width double-glazed bi-fold doors opening to rear garden. Range of soft-closing cupboards and storage drawers, including pantry. Built-in electric 'Bosch' double oven and 'Bosch' induction hob.

UTILITY ROOM 4.0 x 2.12 (into in-built storage units) (13'1" x 6'11" (into in-built storage units))

Range of attractive quartz work surfaces incorporating farmhouse-style sink unit and storage cupboards below. Under-floor heating.

GARAGE STORE

Electric roller door. Door to utility room.

FIRST FLOOR LANDING

Doors to first-floor bedrooms and family bathroom. Staircase to second floor.

BEDROOM ONE 5.11 x 2.6 (16'9" x 8'6")

Double-glazed window to front. Slim radiator. Door to en-suite.

LUXURY EN-SUITE BATHROOM

Tiled stone flooring with underfloor heating. Partly tiled walls. Elegant walk-in shower enclosure. Low-level WC, sink basin and extractor fan. Double-glazed window to rear.

BEDROOM TWO 3.18 x 2.57 (10'5" x 8'5")

Double-glazed window to rear. Radiator.

BEDROOM THREE 3.59 x 2.6 (11'9" x 8'6")

Double-glazed window to front. Radiator.

BEDROOM FOUR / WALK-IN WARDROBE 2.64 x 2.16 (8'7" x 7'1")

Double-glazed window to front. Built-in wardrobes. (Currently used as a walk-in wardrobe/dressing room).



LUXURY FAMILY BATHROOM 1.95 x 1.92 (6'4" x 6'3")

Porcelain tiled flooring. Partly tiled walls. Freestanding bath. Low-level WC, sink basin and extractor fan. Double-glazed window to rear. Recessed wall lights.

SECOND FLOOR

BEDROOM / LOFT CONVERSION 5.19 x 4.37 (max) (17'0" x 14'4" (max))

Double-glazed windows to rear. Juliet balcony to rear. Velux windows. Eaves storage. Partly tiled flooring with freestanding bath tub.



OUTSIDE

FRONT DRIVEWAY & GARAGE STORE

To the front of the house there is a block driveway leading to the remaining front storage section of the integral garage, with a remote control electric roller door.

REAR GARDEN

To the immediate rear of the house there is a paved patio area with paved pathway leading to the home office at the end of the garden. The remainder is neatly laid to lawn.



HOME OFFICE 4.4 x 2.5 (14'5" x 8'2")

The powered home office is a fantastic addition to the property, offering several additional uses such as a home gym, yoga studio or separate area for entertaining.

SERVICES

Mains services are connected: mains water, sewerage, electric. Gas fired central heating (untested)

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



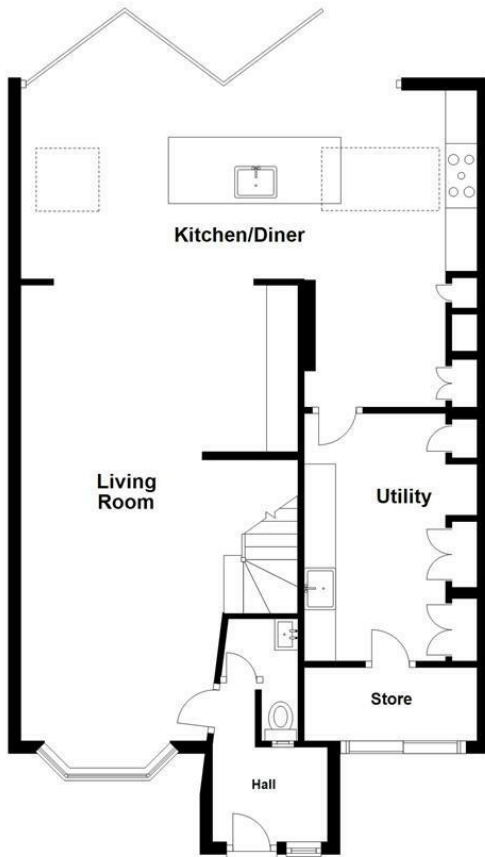


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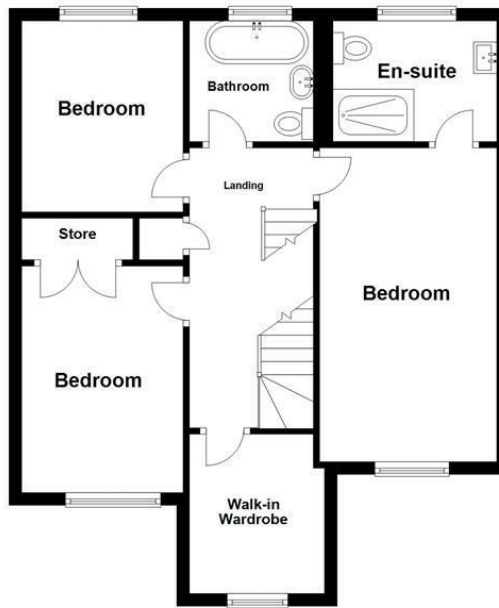
Ground Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



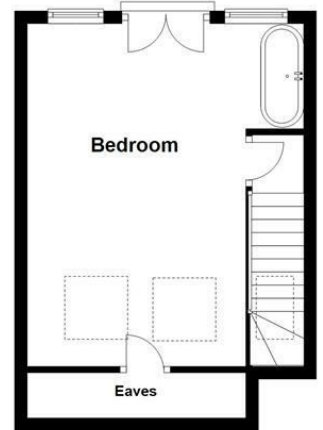
First Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 162.5 sq. metres (1749.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Rib Close

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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