





## Long Fallow, St. Albans, AL2 3EE

Enjoy living in this stunning high specification FIVE DOUBLE BEDROOM DETACHED family home. Each spacious bedroom enjoys its own en-suite bathroom or shower room.

On the ground floor there is a welcoming entrance hall, cloakroom, spacious family room and separate STUDY. Overlooking the northwest facing rear garden is the expansive open plan living space and kitchen area with two sets of bi-fold patio doors opening onto the TERRACE.

On the first floor this home provides four double bedrooms each with a contemporary en-suite shower or bathroom with bedroom two enjoying a BALCONY with views onto open fields. There is also a cleverly positioned LAUNDRY ROOM ideal for families.

On the second floor the impressive master suite provides a spacious bedroom area with adjoining dressing room and luxury en-suite bathroom.

This wonderful family home further benefits from a driveway and integral single garage.



## ACCOMMODATION

### Ground Floor

The ground floor of the property enjoys under floor heating.

#### Entrance

Part glazed front door opening in to entrance hall, herringbone style porcelain tiled floor, spotlights, door to garage, staircase to first floor with stylish glazed balustrade, coat cupboard with sliding mirrored doors with useful storage space and housing the communication cupboard for all the central wiring points to allow data sharing, connection to the Internet and smart TV services, door to family room.

#### Family Room

17'5 x 11'5 (5.31m x 3.48m)

Bay window to front, quality carpet, sleek screw less sockets and switches, TV point with HDMI cabling to low level, three pendant lights on a dimmer switch.

#### Play Room / Study

10'9 x 11'5 (3.28m x 3.48m)

This room could also be set up as a home office, two windows to the side, spotlights on dimmer switch, pendant light on dimmer switch, sleek screw less sockets and switches.

#### Living / Kitchen Space

23 x 26'6 (0.58m x 8.08m)

Overlooking the garden is this stunning open plan space, ideal for a sociable family lifestyle. Two sets of bi-fold doors open onto the northwest facing rear garden, further windows to the rear, skylight, herringbone style porcelain tiled floor, multi zone mood lighting, mid height TV point with HDMI cabling to low level, sleek screw less sockets and switches. The kitchen area enjoys a contemporary bespoke kitchen with soft close doors and drawers together with feature lighting, composite stone worktops, upstand and splashback behind the hob area, Siemens appliances to include two low frost integrated fridge freezers, five zone induction hob with touch slider control, built in single oven with multi cooking modes and compatible with Siemens Home Connect app control, built in compact multi function oven and microwave, touch display with active clean and compatible with Siemens Home Connect app control, convenient built in single warmer drawer, fully integrated dishwasher, Quooker Fusion tap that provides cold, hot and boiling water, under counter wine cooler and breakfast bar.

#### Cloakroom

Premium Roca sanitary wear, sink with mixer tap, low level wc, contrasting tiled floor and feature splashback, mirror, spotlights, window to side.

### FIRST FLOOR

Window to front, radiator, spotlights, part glazed door leading to stairs to the second floor.

#### Bedroom Two

16'3 x 15'9 (4.95m x 4.80m)

Wonderful double bedroom with doors opening onto a balcony overlooking the rear garden with views onto fields, extensive fitted wardrobes with mirrored sliding doors, down lighters in front of wardrobes for convenience, sleek screw less sockets and switches, USB charging points, mid height TV point with HDMI cabling to low level, radiator, door to en-suite.

#### En-suite Shower Room

Luxury en-suite with premium Roca sanitary ware, double width walk in shower cubicle with Minoli porcelain tile splashback, glass shower screen, wash basin with mixer tap and vanity storage, low level wc, chrome radiator, tiled floor, shaver sockets, heated mirror, spotlights with motion sensor LED night light feature.

#### Bedroom Three

17'1 x 11'5 (5.21m x 3.48m)

Double bedroom with bay window to front, fitted wardrobe with mirrored sliding doors, down lighters in front of wardrobes for convenience, sleek screw less sockets and switches, USB charging points, mid height TV point with HDMI cabling to low level, door to en-suite shower room.

#### En-suite Shower Room

Premium Roca sanitary ware, double width walk in shower cubicle with Minoli porcelain tile splashback and floor, glass shower screen, wash basin with mixer tap and vanity storage, low level wc, chrome radiator, shaver sockets, heated mirror, spotlights, window to side, motion sensor LED night light feature.





**Bedroom Four**

11'2 x 11'5 (3.40m x 3.48m)

Double bedroom with fitted wardrobes with mirrored sliding doors, window to rear, radiator, sleek screw less sockets and switches, USB charging points, mid height TV point with HDMI cabling to low level, door to en-suite bathroom.

**En-suite Bathroom**

Premium Roca sanitary ware, bath with mixer tap and shower over, Minoli porcelain tile splashback and floor, glass shower screen, wash basin with mixer tap and vanity storage, low level wc, chrome radiator, shaver sockets, heated mirror, spotlights, motion sensor LED night light feature.

**Bedroom Five**

8'8 x 11' (2.64m x 3.35m)

Double bedroom with fitted wardrobes with mirrored sliding doors, window to front, radiator, sleek screw less sockets and switches, USB charging points, mid height TV point with HDMI cabling to low level, door to en-suite shower room.

**En-suite Shower Room**

Premium Roca sanitary ware, walk in shower cubicle with Minoli porcelain tile splashback and floor, glass shower screen, wash basin with mixer tap and vanity storage, low level wc, chrome radiator, shaver sockets, heated mirror, spotlights, window to side, motion sensor LED night light feature.

**SECOND FLOOR**

**Master Suite**

20'7 x 26'6 (6.27m x 8.08m)

Stunning room with a wealth of natural light, large Velux windows to front and rear, further window overlooking fields, spotlights, radiator, sleek screw less sockets and switches, USB charging points, mid height TV point with HDMI cabling to low level, large wardrobes with mirrored sliding doors providing an impressive storage space, door to en-suite bathroom.

**En-suite Bathroom**

Bright dual aspect space with windows to front and side, shower area, Premium Roca sanitary ware, twin basin with mixer taps and vanity storage, low level wc, chrome radiator, shaving mirror and socket, freestanding bath with mixer tap, tiled floor, spotlights with motion sensor LED night light feature.

**EXTERIOR**

**Front**

The front courtyard is landscaped and features rumble block paved surfaces with Indian sandstone footpath.

**Driveway**

Providing parking.

**Garage**

19'8 x (5.99m x)

Integral single garage with tiled floor, wall mounted boiler, heating system and water softener, electric up and over door.

**Bin Store Area**

The property shares a discretely positioned bin store area.

**Rear Garden**

Northwest facing rear garden, Indian sandstone patio area, lawn, gated side access.

**Viewing Information**

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

**Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.











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