



3 Wain Close, St. Albans, AL1 1AW
Guide price £980,000 Freehold

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3 Wain Close

St. Albans, AL1 1AW

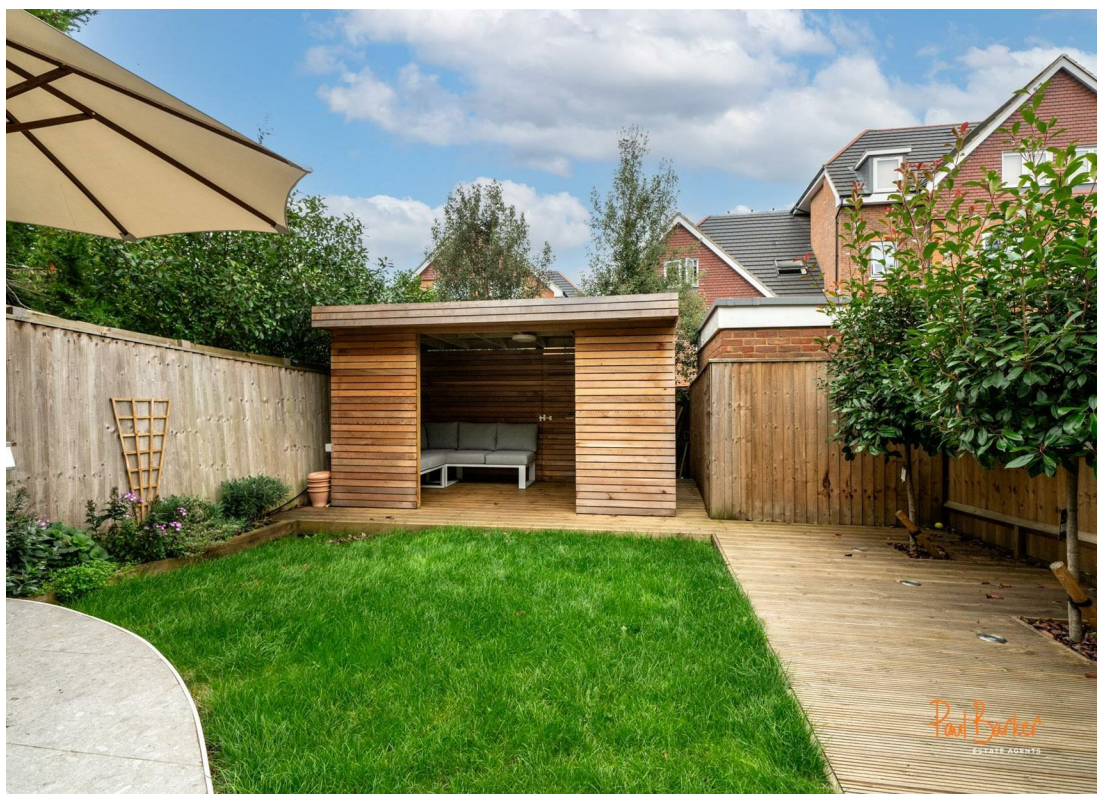
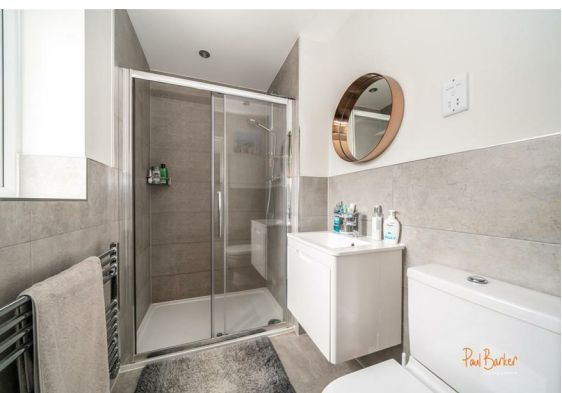
An attractively presented and wonderful spacious (1710sq.ft./158sq.m) four bedroom detached house located in a convenient position within 1 mile of the vibrant City centre and mainline train station. The property was built in 2019 and benefits from 6 years remaining of an NHBC guarantee, a low maintenance south facing rear garden and a complete onward chain.

The accommodation begins with a part-glazed front door opening into a welcoming entrance hall with oak flooring throughout the ground floor, stairs to the first floor with excellent storage below and doors to rooms including a convenient cloakroom/W.C. The generous dual aspect lounge has a feature log burner style heater with a TV recess above. The bright kitchen/diner enjoys windows and French doors to the rear garden and benefits from a stylish light grey kitchen with a sociable island unit/breakfast bar incorporating a hob with extractor above. There's an integrated oven, combination microwave, dishwasher and fridge/freezer plus a door leading to a useful utility room with courtesy door to the side pathway.

The first floor landing has stairs to the second floor, a useful storage cupboard and doors to bedrooms. The second bedroom over-looks the rear garden and has an en-suite shower room. There are two further well-proportioned bedrooms and a stylish family bathroom suite. The second floor landing opens into the impressive dual aspect master bedroom with herringbone style wood floor, built-in wardrobes, accessible eaves storage and an en-suite shower room.

Externally there are two car parking spaces to the front and to the rear is a wonderful south facing garden with a paved patio area ideal for entertaining leading to a lawn with wooden decking to one side with evergreen trees and up-lights below. To the rear is a stylish wood panelled covered seating area with light and power.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

18'3 x 14'6 (5.56m x 4.42m)

Utility Room

Lounge

17'11 x 11'10 (5.46m x 3.61m)

W.C.

FIRST FLOOR

Landing

Bedroom

14'2 x 10'0 (4.32m x 3.05m)

En-Suite

Bedroom

12'3 x 8'10 (3.73m x 2.69m)

Bedroom

9'2 x 7'9 (2.79m x 2.36m)

Bathroom

ACCOMMODATION

Bedroom

24'3 x 10'8 (7.39m x 3.25m)

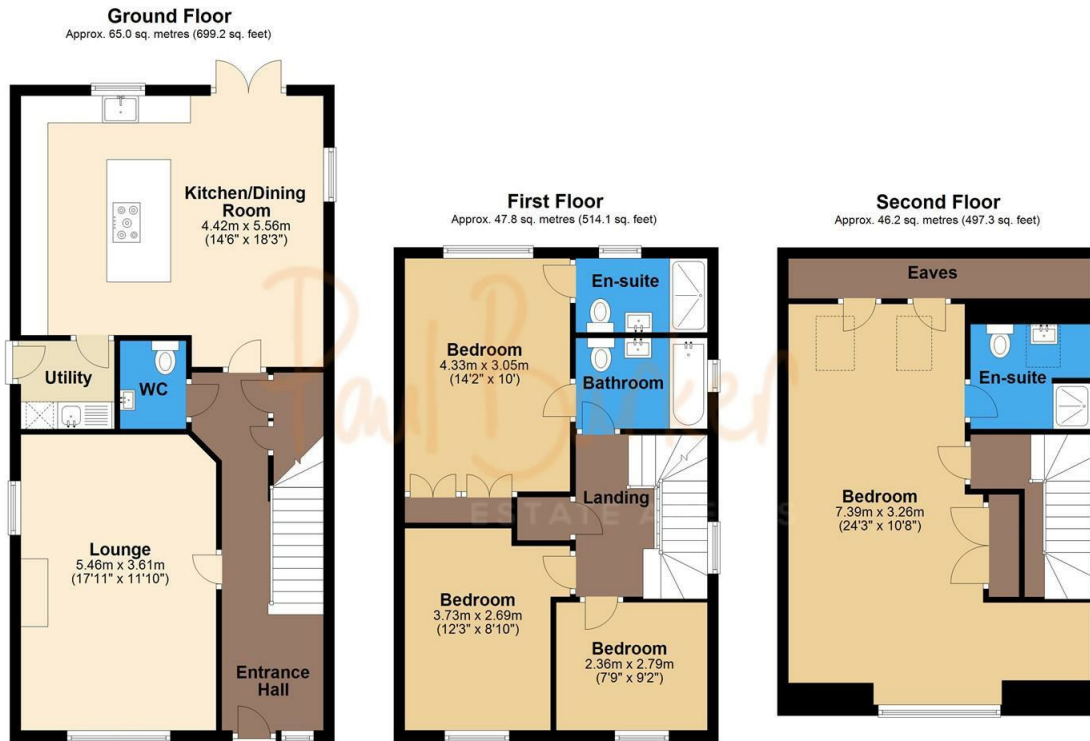
En-Suite

OUTSIDE

Frontage & Off Street Parking

Rear Garden

Floor Plan



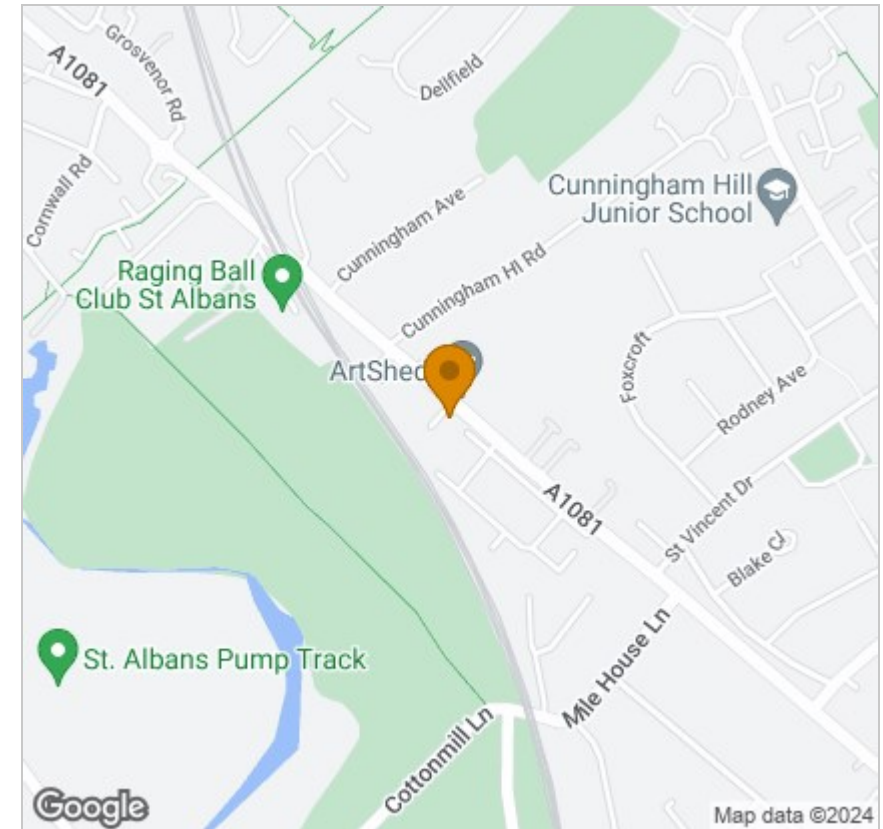
Total area: approx. 158.9 sq. metres (1710.7 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

