



Brand new home close to Redbourn Common
Plot 1, 44 Lybury Lane, St. Albans, AL3 7HY


THE LAND OFFICE

High quality new homes in a small development by local builders Lansberry Developments Ltd who pay close attention to detail to produce something very special.

With features usually priced well over a million pounds this is a great opportunity to buy a dream home close to Redbourn Common and the village High Street.

- Brand new 4 bed 2 bath home
- Ready for occupation at the end of May 2021
- En suite with large shower
- Luxury bathroom with shower and bath
- Underfloor heating to ground floor
- Underfloor heating to family bathroom
- Utility cupboard for washing machine
- Gas CH with pressurised water system
- Ground floor cloakroom
- Double glazing
- Cavity wall insulation
- Well insulated for low running costs
- Bi-fold doors to living room
- Tiled floors and fitted carpets

This is a stunning new home with 4 beds, en suite shower and luxury bathroom with shower and bath. Underfloor heating to the ground floor and the family bathroom. Easily gliding bi-fold doors in the living room perfect for garden entertaining and family life.

The Magnet fitted kitchen comes with integrated dishwasher, fridge-freezer, induction hob with stylish extractor hood, electric double oven and built in microwave. Clever corner cupboard to maximise the storage space. The tiled floor is heated for maximum comfort.

The gardens are already landscaped with hard and soft landscaping to give a paved terrace at the rear of the house and a turfed lawn with well fenced boundaries on all sides.

There are two allocated parking spaces at the rear accessed down a drive to the side and via a personal gate from the rear garden.



ENTRANCE HALL

Wide hall with plenty of space to park a baby-buggy, space for cloaks hanging or a coat cupboard. Utility cupboard plumbed for washing machine and has controls for the underfloor heating, stairs to first floor and door to living areas

OPEN PLAN LIVING SPACE

Perfect for entertaining and family life. The ground floor has underfloor heating from the gas central heating system, which is a luxury feature saving wall space and giving a thermostatically controlled environment and nice warm floors to walk on. Underfloor heating also serves the family bathroom on the first floor.

KITCHEN/BREAKFAST ROOM

13' 9" x 8' 6" (4.19m x 2.59m)

Window to front. Well planned with an excellent range of matching base and wall cupboards attractive worktops and fully warranted built-in appliances. Built in dishwasher, integrated fridge-freezer, induction hob with extractor hood above, electric double oven with microwave above. Attractive wall tiles. The kitchen opens to the large living/dining area

LIVING / DINING ROOM

16' 3" x 15' 8" (4.95m x 4.8m)

Large living dining area with views over the rear garden through bi-fold doors perfect for entertaining and family life as it makes the terrace and rear garden part of the living space. Being open to the kitchen area gives space for entertaining and a play area

CLOAKROOM

White suite with WC and washbasin. Part tiled walls. Window to side (on plot one) Floors tiled to match the rest of the ground floor.

LANDING

Window to side (unique to plot 1). Wall lights. Radiator

BEDROOM ONE

15' 8" x 11' 7" (4.8m x 3.55m)

A bright front aspect room with a floor to ceiling window with child-safe catches, plus a further window by dressing/study area. This is a wide room with sleeping area and perfect dressing or small study area. Radiator.



BEDROOM TWO

12' 5" x 8' 0" (3.8m x 2.46m)

Rear aspect window. Radiator below.

BEDROOM THREE

9' 10" x 7' 4" (3m x 2.237m)

Rear aspect window with radiator below

LUXURY BATHROOM

7' 11" x 6' 6" (2.43m x 2m)

Superbly planned bathroom is fitted with a bath and a shower cubicle, wc and washbasin. The shower has a shower and a soaker shower plus a tiled recess with shelves for shampoos and cosmetics. Attractive wall tiling and wall mirror.. Fashionable matt finish heated towel rail. Tiled floor with underfloor heating.

BEDROOM FOUR

15' 8" x 15' 8" (4.8m x 4.8m)

Stunning main bedroom or guest suite or even luxurious home office this room has great views to the rear and is made even lighter by additional Velux windows to front. Rear aspect window with radiator below. Walk-in storage cupboard. Boiler cupboard also housing the large pressurised hot tank.

EN SUITE SHOWER

Attractive tiling to walls and floor. Shower cubicle, with shower and soaker, wc and washbasin.

FRONT GARDEN

Landscaped front garden with path to front door. Paved area with space for recycling



REAR GARDEN

Fenced boundaries to the 44ft private garden. Turfed to give a well-established lawn. Paved terrace with access to the house through wide bi-fold doors. The attention to detail, and Lansberry Developments efforts to make your move easier, is evidenced by the provision of an outside tap as well an insulated double power point and two outside light fittings. Side gate gives access to allocated car parking spaces at rear.

CAR PARKING SPACES

Two car parking spaces at the rear.

WARRANTY

The new houses have an ICW ten year warranty to give you further peace of mind when buying your quality home from Lansberry Developments Ltd.

VIEWING

All viewings are by prior appointment. The Land Office will be delighted to send you a link to a 3D Tour of the house and arrange an on-site accompanied viewing. Viewings will be conducted within the Government guidelines in force at the time, so you can view with confidence.

Any questions you have about the property contact **The Land Office on 01582 461581**

TIMESCALE

This house is ready to move in at the end of May 2021

LOCATION

The properties are a third of a mile from Redbourn common with The Cricketers gastro-pub, cricket pitch. Pretty St Helens Church is nearby. A convenience store is a few doors away.

The village High Street is half a mile from the house and has local shops including a specialist bike shop and popular coffee shop and tea shop. Two local mini-supermarkets are available.

Major towns are within a few miles and country walks abound round the village.

Fast travel is provided by the M1 (J9) and railway stations at Harpenden, St Albans and Hemel Hempstead.





Floor Plans



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, to discuss your move or arrange a viewing, please contact The Land Office on 01582 461581.



Viewing by appointment only
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