



Connells

Fullerton Close
Markyate St. Albans

Fullerton Close Markyate St. Albans AL3 8PL

for sale
£450,000



Property Description

A spacious, beautifully presented four-bedroom modern family home located in the heart of the village within a few minutes' walk of local shops and the village school and nursery. The ground floor comprises an entrance hall, cloak room/utility room, understairs cupboard, WC and a large open plan kitchen/dining room with French doors that open into the rear garden. The garden has been recently modernised and has a back gate that opens onto the communal space and parking area.

The first floor boasts a large, friendly living room with two large windows overlooking the rear garden, a video entry phone and spotlighting. Along the hallway, there is a shower room with two doors. One door opens into the hallway, the other opens into the front-facing bedroom four, so could be used as an en suite bathroom. Bedroom four is a bright, L-shaped bedroom with two large front-facing windows.

On the second floor, there are three further bedrooms, two of which have en suite bathrooms, as well as a family bathroom. Bedroom one is the master bedroom, with one rear-facing window. Between the master bedroom and its en suite bathroom there is a square arch containing a dressing area with fitted wardrobes on both sides, offering a mixture of hanging space and shelving. The bathroom comprises a bath, double shower cubicle, WC and hand wash basin. Bedroom two features two rear-facing windows and an en suite shower room. Bedroom three is a warm and bright bedroom with two front-facing windows.

Markyate is renowned as a pretty setting for village life, with lovely Victorian and Georgian buildings, cosy pubs and some lovely green spaces. The cricket grounds are a 5-minute walk away from the property, where there is a local sports club, playground and village hall. There is a lovely community feeling here. Markyate has its own little village school and nursery, complete with a good Ofsted rating.

In addition, there are three pubs, a village bakery, a pharmacy, a chip shop, a gym and cafe, an excellent DIY store, a doctor's surgery (tucked away just off the high street), a local shop and post office, as well as a car wash and garage. The village also boasts three much loved Indian restaurants. And all of this is just a short walk from the house, which is tucked away in a cul-de-sac just off the high street. There is also a large, centrally located park called Peggy's field, which features a playground and lots of space for sports, picnics, scooters and cycling.

The village is nestled among swathes of woodland and green space, ideal for long walks and cycling. For London commuters, there is a convenient coach service going directly into Central London. You can also drive to Harpenden or St Albans, where a train can zip you into St Pancras in under half an hour. And you're only 15 minutes' drive from Luton Airport. For many people a major attraction will be the immediate access to transport arteries of the South East: 5 minutes' travel time by car to Junction 9 gets you onto the M1 motorway, and almost immediately, the M25.

Ground Floor

Entrance Hall

W.C

Utility/cloakroom

7' x 6' 1" (2.13m x 1.85m)

Kitchen/Diner

24' 1" Max x 14' 6" (7.34m Max x 4.42m)

First Floor

Lounge

14' 8" Max x 14' 6" (4.47m Max x 4.42m)

Shower Room

Bedroom 4

14' 6" Max x 11' 6" (4.42m Max x 3.51m)

Second Floor

Bedroom 1 (master Bedroom)

12' 4" x 9' 9" (3.76m x 2.97m)

Dressing Area

En-Suite Bath & Shower Room

Bedroom 2

14' 7" x 10' 4" (4.45m x 3.15m)

En-Suite Shower Room

Bedroom 3

14' 7" Max x 9' 10" (4.45m Max x 3.00m)

Bathroom Adjacent To Bedroom 3

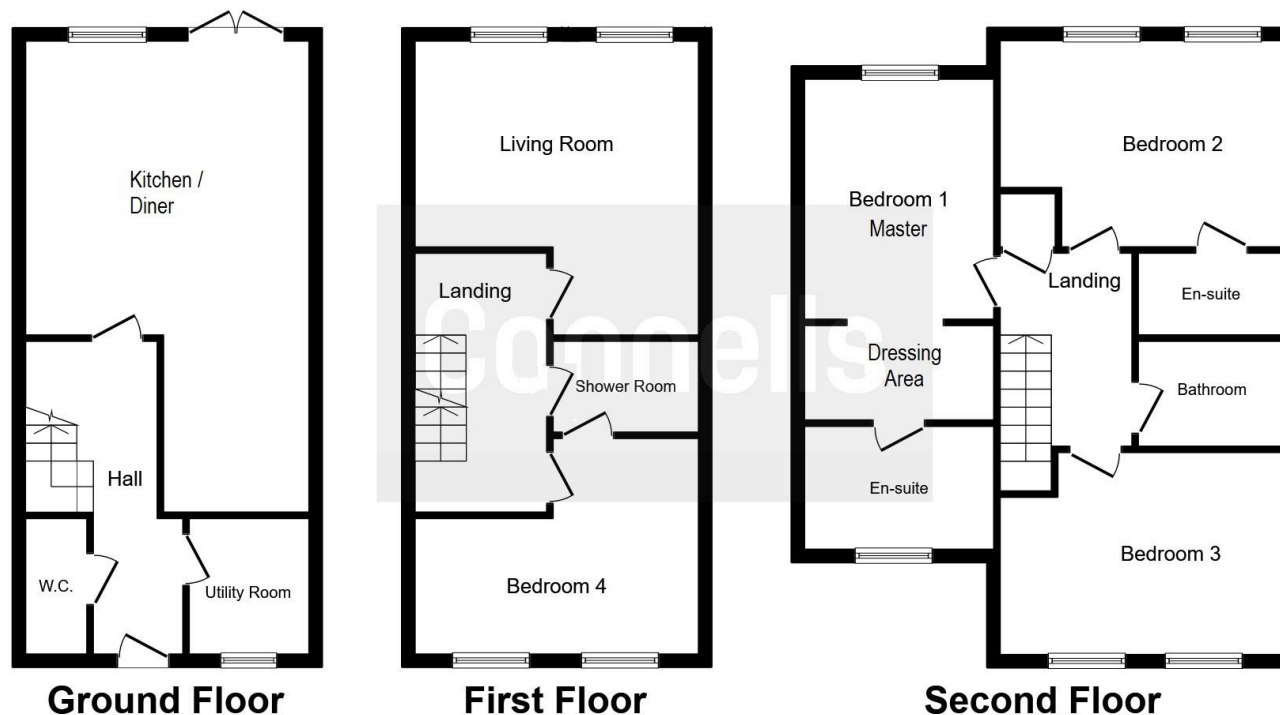
Supplementary Information

All windows and French doors are UPVC and double glazed. The house has gas central heating and a new boiler. All kitchen/diner spotlights have been replaced with energy saving LED spotlights. All patterned tiles in the bathrooms are adhesive PVC tiles that can easily be removed without a trace. The house has a large loft space with two hatch door accesses.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
HARPENDEN AL5 2SU

EPC Rating: C

Tenure: Leasehold

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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Property Ref: HPN305800 - 0009