



**Stoat Close, Hertford, SG13 7GH**



## Welcome to Stoot Close, Hertford

This spacious three double bedroom detached family home on the popular Foxholes development features an extended layout with a master bedroom en-suite and an additional upstairs family bathroom. The well-designed interior includes an ample living space, a large reception room with direct access to a charming timber built conservatory, leading to a private and secluded mature garden with side access. The property also boasts a separate dining area, modern kitchen with built-in appliances and oak worktops, as well as a convenient utility room. Off-street parking for three cars available at the front of the house, completing the desirable features of this home. In addition, this exceptional property is conveniently located within walking distance of outstanding primary and secondary schools. Moreover, its proximity to Hertford town centre and Hertford East station makes it easily accessible, enhancing the convenience and desirability of this family home.





## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor, window to front aspect, laminate flooring, radiator.

### Downstairs Cloakroom:

Obscure double glazed window to side aspect, WC, wash hand basin with twin taps, radiator, Porcelona tiled flooring.

### Dining Room:

8' 6" x 10' 7" (2.59m x 3.23m)

Double glazed window to side aspect, laminate flooring, power points, door leading to utility room.

### Utility Room:

10' 5" x 8' 6" (3.17m x 2.59m)

Fitted base units with solid oak work surface over, butler style sink unit with mixer tap over, plumbing and space for washing machine, wall mounted boiler, door leading to rear garden.

### Lounge:

16' 8" x 12' 8" (5.08m x 3.86m)

French doors leading to conservatory, under stairs storage cupboard, feature fireplace, two radiators.

### Conservatory:

9' 4" x 11' 6" (2.84m x 3.51m)

Timber built conservatory with double glazed windows to side and rear aspect with double patio doors leading to rear garden, radiator, power points.

### Kitchen:

9' 9" x 13' 1" (2.97m x 3.99m)

Range of wall and base units with solid oak work surface over, butler style sink unit with mixer tap over, 'SMEG' range cooker with extractor canopy over, integrated 'AEG' dishwasher, breakfast bar, space for fridge freezer, spot lighting, radiator, double glazed window to front aspect, Karndean flooring.

## -First Floor Landing-

Double glazed window to side aspect, airing cupboard, doors leading to all rooms.

### Bedroom One:

15' 4" x 12' 8" (4.67m x 3.86m)

Double glazed window to rear aspect, fitted wardrobes, power points, radiator, door leading to en-suite shower room, Karndean flooring.

### En-Suite Shower Room:

Walk in shower cubicle with tiled surround and shower over, wash hand basin twin taps, WC, obscure double glazed window to rear aspect, Porcelona flooring.

### Bedroom Two:

7' 9" x 12' 8" (2.36m x 3.86m)

Double glazed window to front aspect, radiator, Karndean flooring.

### Bedroom Three:

10' 3" x 9' 2" (3.12m x 2.79m)

Double glazed window to front aspect, radiator, Karndean flooring.

### Bathroom:

Three piece suite comprising of panel enclosed bath with panel enclosed bath with mixer tap over, wash hand basin with twin taps over, partly tiled walls, WC, radiator, obscure double glazed window to side aspect, Porcelona tiled flooring.

## -Exterior-

### Rear Garden:

A beautiful south west facing rear garden with patio and lawn area's, shrubs and borders, summer house/home office with power points.

### Driveway:

Parking for three cars.



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## Welcome to

### Stoat Close, Hertford

- Three Bedroom DETACHED Family Home
- Parking For Three Cars
- Bright & Spacious Conservatory
- En-Suite To Master Bedroom & Family Bathroom
- Pretty Secluded South West Facing Rear Garden
- Fitted Kitchen & Utility Room
- Summer House/ Office With Power

Tenure: Freehold EPC Rating: D

Offers In Excess Of

# £700,000



Total floor area 109.6 m<sup>2</sup> (1,180 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107258 - 0004

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