



**Clusterbolts, Stapleford, HERTFORD, SG14 3ND**



## Welcome to Clusterbolts, Stapleford, HERTFORD

This beautifully extended and larger-than-average three-bedroom semi-detached family home, complete with a loft room, is situated on a peaceful and highly desirable turning in the charming village of Stapleford. Boasting well-proportioned, bright, and spacious accommodation throughout, this property offers the perfect blend of modern open plan living and cosy, functional spaces. Upon entering, you are welcomed into a stunning open-plan kitchen/living area, thoughtfully designed with contemporary finishes. The recently fitted kitchen features high-end built-in appliances, a large central island, and elegant quartz worktops. The living area is complemented by a stylish built-in log burner, seamlessly leading into an extended dining room—perfect for entertaining or family gatherings. At the front of the property, a further versatile reception room offers flexibility as an office, games room, or snug. Completing the ground floor is a recently installed shower room, adding convenience and practicality. Upstairs, the home offers three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom. A staircase leads to a spacious loft room, currently used as a fourth bedroom, providing additional accommodation or a multifunctional space to suit any family's needs. Externally, the property benefits from a larger-than-average rear garden, arranged over several levels and backing onto tranquil woodlands, offering both privacy and picturesque views. This mature and well-maintained outdoor space includes a fully functional summer house, complete with bi-folding doors, a log burner, and lighting—ideal for year-round use. The generous front garden further enhances the home's kerb appeal. Located in the sought-after village of Stapleford, this home is perfectly positioned just around the corner from the village primary school and scenic country walks, making it an ideal choice for families seeking both convenience and a peaceful lifestyle.



## -Accommodation Overview-

### Entrance Hall/Porch:

Stairs to first floor, two double glazed windows to side aspect, storage cupboard, radiator.

### Reception Room:

11' 9" max x 10' 2" max ( 3.58m max x 3.10m max )  
Double glazed window to front aspect, radiator.

### Open Plan Kitchen / Lounge:

24' x 15' 4" ( 7.32m x 4.67m )

Range of modern wall and base units with Quartz worktops, large breakfast island with seating, sink unit with mixer tap over, electric hob with extractor canopy over, integrated fridge, separate integrated freezer, integrated eye-level oven and grill, plumbing and space for washing machine and dryer, underfloor heating, large storage cupboard, two roof lights, built in log burner, spot lighting, door leading to garden and access to downstairs shower room, double glazed window to front.

### Open Plan Dining Room:

11' x 12' 9" (3.35m x 3.89m)

Double glazed window to rear aspect, two Velux windows, underfloor heating, power points.

### Downstairs Shower Room:

Newly fitted shower room - walk in shower fully tiled and wall mounted shower over, WC, towel rail, obscure double-glazed window to rear aspect.

### -First Floor Landing-

Stairs to loft room, carpet, double glazed window.

### Bedroom One:

17' 9" x 12' 4" ( 5.41m x 3.76m )

Double glazed window to rear aspect, radiator.

### Bedroom Two:

13' 3" x 9' 10" (4.04m x 3.00m)

Double glazed window to front aspect, radiator.

### Bedroom Three:

10' max x 7' 8" max (3.05m max x 2.34m max )

Double glazed window to front aspect, radiator.

### Bathroom:

Fitted four-piece family bathroom comprising of tiled enclosed bath with mixer tap over, walk in shower cubicle with wall mounted shower and glass screen, wash hand basin with storage underneath, spot lighting, chrome heated towel rail, obscure double-glazed window to rear aspect.

### -Second Floor-

### Loft Room:

12' 9" restricted head height x 8' 4" restricted head height (3.89m restricted head height x 2.54m restricted head height)

Three roof windows, eaves storage, carpet.

### -Exterior- Rear Garden:

Large rear garden arranged over several levels comprising of decking, patio and lawn area backs onto woodlands, three storage sheds, access to summer house/ office, side access.

### Front Garden:

Tiered front garden with grass and path leading to front and side access.

### Office / Summer House:

Bi-folding doors, log burner, power points, spot lights and underfloor heating.

### Agent Note:

Please note there is a unofficial parking spot at the front of the property. Please ask agent for more details.





## Welcome to Clusterbolts, Stapleford

- Summer House / Office
- Larger Than Average Rear Garden
- Loft Room With Roof Windows
- Modern Fitted Kitchen With Breakfast Island
- Downstairs Shower Room & Upstairs Four Piece Family Bathroom
- Front Reception Room
- Desirable Village Location
- Bright & Spacious Throughout



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 part must rely upon its own inspection(s). Powered by www.localagent.com



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