



Gatekeepers Way, Watton At Stone, Hertford, SG14 3QB

Welcome to Gatekeepers Way, Watton At Stone Hertford

A beautifully presented, bright and spacious five double bedroom detached family home, larger than average and set on a quiet, modern development in the highly sought-after village of Watton at Stone. This impressive double-fronted residence offers exceptional living space across three floors and is ideal for modern family life. The ground floor features a generous living room and a stunning dual-aspect kitchen/dining room, fitted with contemporary built-in appliances, sleek quartz worktops, and direct access to the private rear garden. A modern downstairs cloakroom, a separate utility room, and useful under-stairs storage complete the ground floor layout. The first floor comprises three spacious and bright double bedrooms, including two with stylish en-suite shower rooms, while the master bedroom enjoys dual-aspect windows and fitted wardrobes. A well-appointed family bathroom serves the third bedroom. The top floor offers two further well-sized double bedrooms, a modern shower room, a versatile office area, and ample eaves storage - perfect for growing families or those working from home. Externally, the property benefits from off-street parking at both the front and rear, as well as a converted garage currently used as a home office. The rear garden is private, secluded, and low maintenance, with convenient side and rear access. To the front, the home enjoys far-reaching countryside views, enhancing the peaceful village setting.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, storage cupboard, door to downstairs cloakroom, radiator.

Kitchen / Diner:

27' 8" into bays x 10' 7" (8.43m into bays x 3.23m)
Fitted wall and floor units with Quartz work surface over, built in sink unit with chrome mixer tap over, tiled splash back, electric hob with extractor over and oven beneath, space for fridge freezer, integrated dishwasher, spot lighting, built in breakfast area, double glazed bay window to front aspect, double glazed window to side aspect, wooden flooring, double glazed patio doors leading to garden, radiator.

Utility Room:

6' 8" x 6' (2.03m x 1.83m)
Fitted wall and base units with work surface over, sink unit with mixer tap over, plumbing and space for washing machine, tiled flooring, double glazed door leading to rear garden.

Lounge:

24' 8" max into bay x 11' 7" (7.52m max into bay x 3.53m)
Double glazed bay windows to front aspect, double glazed patio doors leading to rear aspect, power points, wooden flooring, radiator.

-First Floor Landing-

Storage cupboard, stairs leading to second floor.

Bedroom One:

21' 4" including dressing area x 10' 7" max (6.50m including dressing area x 3.23m max)
Double glazed window front & side aspect, open's to dressing area, radiator.

Dressing Area:

Fitted built in wardrobes with glass doors, double glazed window, radiator, door leading to en-suite shower room.

En-Suite Shower Room:

Shower cubicle with shower over, wash hand basin with taps over, chrome heated towel rail, WC.

Bedroom Two:

12' 3" x 11' 7" (3.73m x 3.53m)
Double glazed window to front aspect, door to en-suite shower room, radiator.

En-Suite Shower Room:

Shower cubicle with shower over, wash hand basin, WC, chrome heated towel rail.

Bedroom Four:

8' 11" x 11' 7" max into recess (2.72m x 3.53m max into recess)
Double glazed window to rear aspect, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin with taps, WC, chrome heated towel rail, double glazed window to rear aspect.

-Second Floor-

Storage cupboard, roof light.

Bedroom Five:

10' 7" max into recess x 10' 11" (3.23m max into recess x 3.33m)
double glazed window to front and side aspect, door to eaves storage, radiator.

Bedroom Three:

18' 10" max into recess x 11' 11" (5.74m max into recess x 3.63m)
Double glazed window to front aspect and four Velux windows, radiator.

Shower Room:

Shower cubicle with shower over, wash hand basin with taps over, WC, Velux roof window.

-Exterior-

Rear Garden:

Landscaped rear garden benefiting from a patio area great for seating and artificial lawn area with access to converted garage ideal for home gym/office/storage, side and rear access.

Office;

7' 10" x 10' 6" (2.39m x 3.20m)
Converted garage - ideal for home office/gym - half office, half storage, underfloor heating.

Store Room:

7' 10" x 6' 1" (2.39m x 1.85m)

Driveway:

Off street parking for two cars at the rear of the property and two spaces at the front.

Agent Notes:

Agent Note: Please note there is a service charge of £306.91p per year. please ask the agent for more details.



Welcome to Gatekeepers Way,

- Five DOUBLE Bedroom DETACHED House
- Stunning Views Across Fields
- Off Street Parking For Four Cars
- Converted Garage Ideal For Home Office/Gym
- Four Bathrooms
- Re-Landscaped Rear Garden With Access To Converted Garage
- Ideal Location For Watton At Stone Train Station

Tenure: Freehold EPC Rating: B



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). Powered by www.localagent.com



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