



Great Innings North, Watton At Stone, Hertford, SG14 3TD

Welcome to Great Inninas North. Watton At Stone Hertford

This well-proportioned, bright and spacious three double bedroom terraced family home is set in the ever-popular village of Watton-at-Stone. Beautifully presented throughout, the property offers a generous through lounge filled with natural light. The modern kitchen is fitted with contemporary units providing both style and practicality. Upstairs, the first-floor hosts three well-sized double bedrooms, with bedroom two benefiting from fitted wardrobes, offering excellent storage solutions. The family bathroom is tastefully designed with modern, high-quality fittings and a fresh, elegant finish. Located in a quiet residential area, the property is in an ideal location for Watton-at-Stone railway station, making it perfect for commuters. The village offers a welcoming community feel, with local schools, shops, parks and countryside walks all within easy reach.



-Accommodation Overview-

Entrance Hall:

stairs to first floor, door to downstairs cloakroom, storage cupboards.

Downstairs Cloakroom:

Wash hand basin, WC, obscure double-glazed window.

Living/ Dining Room:

24' 1" into bay x 11' 7" (7.34m into bay x 3.53m)
Double glazed patio doors leading to rear garden, bay window to front aspect, radiator.

Kitchen:

10' 8" x 7' 1" (3.25m x 2.16m)
Fitted wall and base units with work surface over, one and half bowl sink unit with mixer tap over, space for washing machine, space for dishwasher, space for fridge freezer, gas hob with electric oven beneath and extractor canopy, built in microwave, tiled floor, double glazed patio doors leading to rear garden.

-First Floor Landing-

Storage cupboard, loft access.

Bedroom One:

13' 1" x 10' 3" (3.99m x 3.12m)
Double glazed window to rear aspect, carpet, radiator.

Bedroom Two:

12' 8" x 10' 2" (3.86m x 3.10m)
Double glazed window to front aspect, fitted wardrobe, carpet, radiator.

Bedroom Three:

8' 4" x 8' 2" (2.54m x 2.49m)
Double glazed window to rear aspect, carpet, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, WC, wash hand basin with mixer tap over, obscure double-glazed window.

-Exterior-

Rear Garden:

Low maintenance rear garden with patio area with steps leading down to a lawn area, borders and shrubs, rear access, access to outbuilding.

Front Garden:

Shingle area, steps leading to front.

Outbuilding:

6' 6" x 6' 2" (1.98m x 1.88m)
Power and lighting- Providing storage or workspace.



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Welcome to Great Innings North, Watton At Stone Hertford

- Low Maintenance Rear Garden
- Ideally Placed For Watton At Stone Primary School & Local Shops
- Three Well Sized Bedrooms
- Sought After Village Location
- Outbuilding With Lighting & Power
- 5 Minute Walk To Watton At Stone Train Station

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Guide price

£419,995



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.focalagent.com



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