



Newgate Street Village, Hertford SG13 8RA


**william
h brown**

Welcome to Newgate Street Village, Hertford

Nestled in the village of Newgate Street Village, this expansive four double bedroom detached family home provides a welcoming retreat. The airy living space includes a front-facing living room, a dedicated study/office, a convenient downstairs utility room, and an expansive dining room seamlessly connected to a modern conservatory, offering a gateway to the private and secluded rear garden with side access. Additional features on the ground floor encompass a downstairs cloakroom and a generously proportioned dual-aspect designer kitchen. Upstairs, the accommodation boasts four double bedrooms, each complemented by en suite shower rooms for bedrooms one and two, along with fitted wardrobes. The property is completed with a recently fitted four-piece family bathroom. External amenities include off-street parking for 3/4 cars at the front and a detached garage, adding practicality to this idyllic family haven.



-Accommodation Overview-

Entrance Porch

Entrance Hall

Stairs to first floor, tiled floor, radiator, storage cupboard.

Downstairs Cloakroom

Wash hand basin with mixer tap over, WC, half tiled walls.

Kitchen/Breakfast Room

23' 4" x 10' 5" (7.11m x 3.17m)

Modern wall and base units with work surface over, two full and one half stainless steel sink units with mixer tap over, gas hob with extractor canopy over, integrated oven and grill, built in microwave, space for fridge freezer, radiator, double glazed bay windows, spot lighting, tiled floor, double glazed door leading to garden.

Living Room

18' 8" x 15' 3" (5.69m x 4.65m)

Three double glazed windows to front and side aspect, storage cupboard, radiator, carpet.

Dining Room

15' 2" x 13' 5" (4.62m x 4.09m)

Double glazed doors leading to conservatory, feature fireplace, radiator.

Conservatory

13' 5" x 13' 1" (4.09m x 3.99m)

Double glazed windows to side and rear aspect with double glazed patio doors leading to rear garden, radiator, tiled flooring.

Utility Room

9' 11" x 8' 3" (3.02m x 2.51m)

Wall and base units with work surface over, space for washing machine and other appliances, tiled floor, power points, leads to office.

Office

9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to front aspect, radiator.

-First Floor Landing-

Door leading to all bedrooms, storage cupboard, carpet.

Bedroom One

13' 11" x 12' (4.24m x 3.66m)

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator, door leading to en-suite shower room.

En-Suite Shower Room

Shower cubicle with shower over, tiled walls, wash hand basin, wall mounted mirror, WC.

Bedroom Two

12' 2" x 12' 1" (3.71m x 3.68m)

Double glazed window to front aspect, fitted wardrobes, carpet, radiator, door leading to en-suite shower room.

En-Suite Shower Room:

Shower cubicle with shower over, wash hand basin, WC.

Bedroom Three

12' x 10' (3.66m x 3.05m)

Two double glazed windows to side and rear aspect, fitted wardrobes, carpet, radiator.

Bedroom Four

11' 10" x 8' 8" (3.61m x 2.64m)

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

Bathroom

Four piece suite comprising of tiled enclosed bath with mixer tap over, shower cubicle with wall mounted shower, wash hand basin with mixer tap over, WC, obscure double glazed window to side aspect.

-Exterior-

Rear Garden

A beautiful south facing rear garden with paved patio area leading to lawn, fence boundary wall, trees, pots and plants, side access.

Detached Garage

18' 10" x 11' 1" (5.74m x 3.38m)

Driveway

Parking for three to four cars.



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Welcome to Newgate Street Village

- Four Double Bedroom DETACHED Family Home
- Kitchen/Breakfast Room
- Conservatory
- Utility Room & Office/Study
- Two En-Suite Shower Rooms & Family Bathroom
- Garage & Off Street Parking For 3/4 Cars
- South Facing Rear Garden

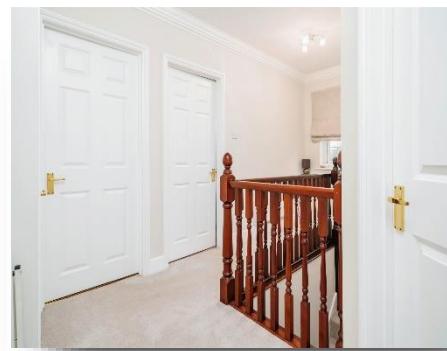
Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Price

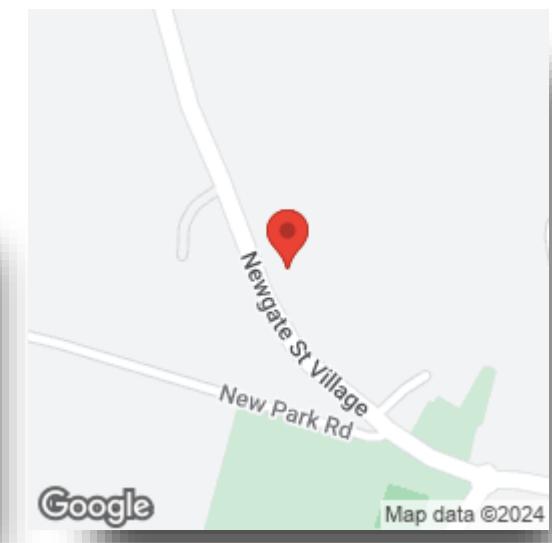
£975,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFD107284 – 0001

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