



Connells

Barley Mews Barley Mews, Barley Close
St. Albans



Property Description

Plot 1 at Barley Mews is the luxurious Show Home offering a turnkey opportunity with stylish furniture included and a Stamp Duty contribution available (subject to terms). Every detail has been carefully considered to create a warm inviting home from the moment you step inside.

The impressive open plan kitchen dining living space opens to the beautifully landscaped rear garden, ideal for entertaining friends or unwinding after a busy day. Two further reception spaces offer versatility for a lounge snug study or playroom. A shower room completes the ground floor.

Upstairs three generous bedrooms include an ensuite principal suite together with a family bathroom. Natural light flows throughout enhancing the premium finishes and elegant design.

Positioned in an exclusive gated development surrounded by countryside, Plot 1 offers a tranquil family environment with excellent access into St Albans and is fully ready for you to move straight into.

Development Overview

Barley Mews is an exclusive private gated cul-de-sac of just five luxury detached family homes surrounded by countryside while remaining close to the vibrant heart of St Albans. Beautifully landscaped settings

peaceful views and lots of natural light create a wonderful place to call home.

Each home has been finished to a superb standard with premium shaker-style kitchens featuring Quartz worktops and a Quooker boiling water tap, underfloor heating to the ground floor, luxurious carpets to the first floor, fitted wardrobes to bedrooms and beautifully designed bathrooms, combining comfort quality and style throughout.

Thoughtfully designed for modern living these homes offer flexible living spaces and generous private gardens. The perfect sanctuary to enjoy countryside calm without compromising on everyday convenience.

Specification

Kitchen

Ash Shaker Style Units in Tatton Grey Finish
Feature under-cabinet lighting to wall units
Quartz Stone Works Tops (30mm),
splashbacks to hob
and perimeter upstands
Stainless Steel undermounted sink
5 ring induction hob
Quooker tap (stainless steel), provides hot,
cold, filtered
and boiling water
Integrated extractor hood within kitchen island
(where

possible)

70/30 fridge freezer

Integrated dishwasher

All appliances AEG

Utility And Wc

Free-standing separate washing machine and tumble

dryer

Stainless steel sink

Storage cupboards

Quartz stone worktop

Built-in joinery vanity unit with wash basin and storage

Wall-mounted backlit mirror

Wall-mounted WC with soft closing seat and dual flush

Bathroom & Ensuite Shower Room

Built-in joinery vanity unit with wash basin and storage

Wall mirror with feature lights

Wall-mounted WC with soft-closing seat and dual flush

controls

Walk-in low profile shower tray with glass shower

enclosure / screen

Bath with mixer taps (selected principal ensuites only)

Bedrooms

Fitted wardrobes to all bedrooms

Heating

Underfloor heating to all ground floor rooms and
radiators on upper floors
Towel radiators to bathrooms

Internal Finishes

Wood flooring to entrance hall, coat cupboard,

open-plan kitchen, dining room and drawing room

Fitted carpets to all bedrooms

Stairs have wide splayed bottom step with balusters

and handrail, fitted with central carpet runner

Coving to all ceilings apart from bathrooms

Internal doors are panel raised and finished grey

Electrical Fittings

Wired for BT

Provision for Sky Q, with wiring as standard to almost

all rooms

Energy efficient LED downlights with dimmer function to

reception rooms and principle bedroom

High finish sockets with USB to the kitchen, study and

principle bedroom

Shaver sockets to principal ensuite, family bathroom

and other ensuites

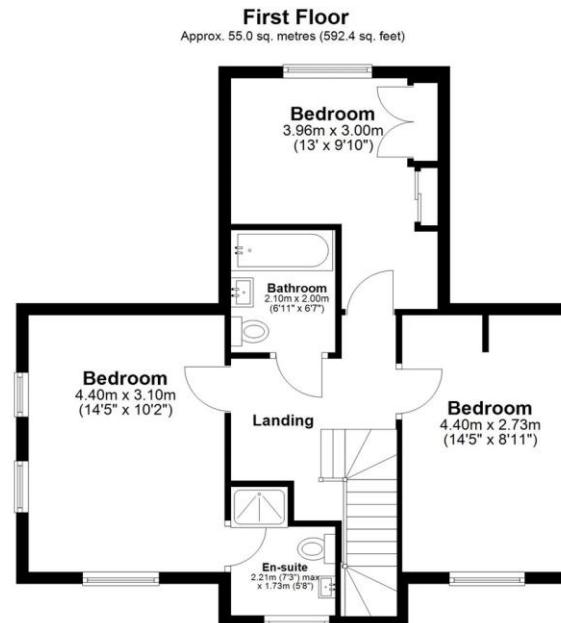
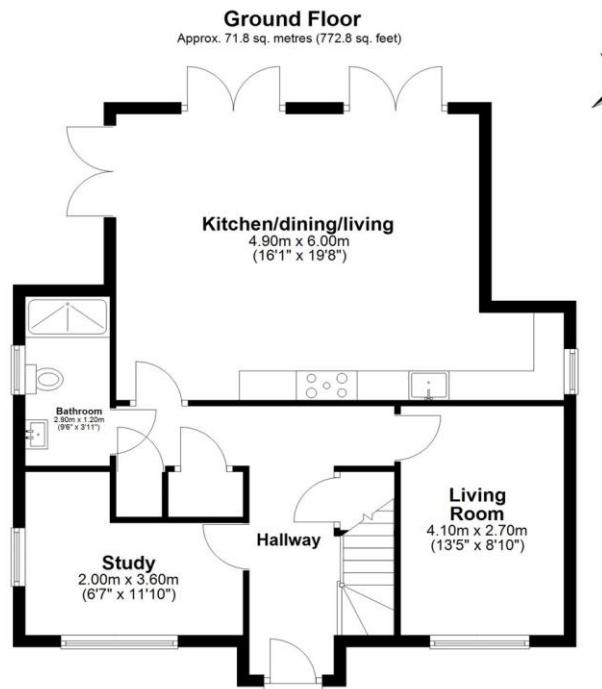


External Finishes

Feature entrance door with multipoint locking







Total area: approx. 126.8 sq. metres (1365.2 sq. feet)

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Barley Mow Lane 1

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EPC Rating: B

Tenure: Freehold

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