



5 Mansfield

Colliers End, SG11 1DL

Price Guide £1,100,000



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Front door into:

Entrance Hall:

Oak flooring, stairs to first floor, recessed spot lights, underfloor heating and doors to:

Living Room:

19'9 x 13'0 (6.02m x 3.96m)

Triple aspect double glazed windows to front and side and French doors to garden, oak flooring, underfloor heating, timber beams, feature brick fireplace housing wood burning stove and double doors into the kitchen/family room.

Utility Room:

7'7 x 6'7 (2.31m x 2.01m)

Door to outside, tiled flooring, underfloor heating, cupboard units with contrasting work surface incorporating stainless steel sink unit with mixer tap, appliance space for washing machine and fridge. Storage cupboard and cupboard housing boiler fired by LPG gas.

Cloakroom:

Opaque double-glazed window to front, underfloor heating, oak flooring, low level WC, vanity wash hand basin with mixer tap, tiled splash back and cupboard under.

Kitchen/Family Room:

25'9 x 19'9 (7.85m x 6.02m)

A stunning open plan living space with exposed timber beams affording much natural light via multiple windows to all aspects and underfloor heating. Comprising of a modern fitted kitchen with an extensive range of units with contrasting granite work surfaces incorporating an inset one and half bowl stainless steel sink unit with mixer tap. Fitted Neff appliances to include a large five burner, gas hob with filter hood above, dual integrated ovens, dishwasher, fridge and freezer. Kitchen includes a breakfast bar whilst the family area benefits from a built in multimedia unit with ample storage. French doors open into the rear garden. Under stairs storage cupboard and door into utility room. Double doors into the living room.

First Floor Landing:

Double glazed window to front, recessed spot lights, airing cupboard housing hot water cylinder, stairs to second floor and doors to:

Master Bedroom:

19'9 x 12'5 (6.02m x 3.78m)

Stunning master suite with multiple double glazed window rear with superb views across open fields, feature vaulted ceiling with timber beams, extensive range of built in furniture with wardrobes, cupboards and drawer units, radiator and leading to:

Dressing Room:

7'3 x 6'5 (2.21m x 1.96m)

Recessed spot lights, built in storage with shelving, drawers and hanging and door into:

En-Suite Shower Room:

Opaque double glazed window to side, recessed spot lights, extractor, chrome heated towel rail, tiled flooring with under floor heating, concealed cistern WC, corner shower cubicle with hand rinser and separate rainfall shower head over, vanity wash hand basin with mixer tap and cupboard under, shaver point.

Bedroom Two:

11'0 x 9'9 (3.35m x 2.97m)

Double glazed window to front, radiator and door to:

En-Suite Shower Room:

Low level WC, vanity wash hand basin with mixer tap and cupboard under with tiled splash back, tiled flooring with under floor heating, shower cubicle, recessed spot lights, chrome heated towel rail and shaver point

Family Bathroom:

Opaque double-glazed window to rear, panel enclosed bath with mixer tap, tiled splash back. Low level WC, vanity wash hand basin with mixer tap and cupboard under and tiled splash back. Includes shaver point, chrome

heated towel rail, tiled flooring with under floor heating, corner shower cubicle with hand rinser and separate rainfall shower head.

Bedroom Three:

11'4 x 10'5 (3.45m x 3.18m)

Double glazed window to side and radiator.

Bedroom Four:

11'4 x 10'5 (3.45m x 3.18m)

Double glazed window to front and radiator.

Second Floor Landing:

Doors to:

Bedroom Five:

21'2 x 12'10 (6.45m x 3.91m)

Double glazed skylight window to rear with views over open fields and radiator.

Bedroom Six:

19'8 x 13'7 (5.99m x 4.14m)

Double glazed skylight window to side, radiator and eaves storage cupboards.

Bedroom Seven:

16'3 x 11'4 (4.95m x 3.45m)

Double glazed window to side and radiator.

Rear Garden:

approx 65'7" x 44'3" (approx 20.0 x 13.5)

A stunning feature is the garden with panoramic views over open fields directly to the rear. Predominately laid to lawn with a large Indian sandstone patio and well stocked timber planters. Enclosed by panel fencing with pedestrian gated access to front. Outside tap and lighting.

Driveway:

Electric car charging point and driveway providing off street parking.

Car Port:

Heritage style car port with under cover parking spaces for two cars.

Agents Note:

The property is connected to mains water, drainage and electricity. The property is heated by LPG gas via a boiler which provides the under floor heating on the ground floor and radiators to the rest of the house.



Floor Plan

Approximate Floor Area = 254.9 sq m / 2744 sq ft

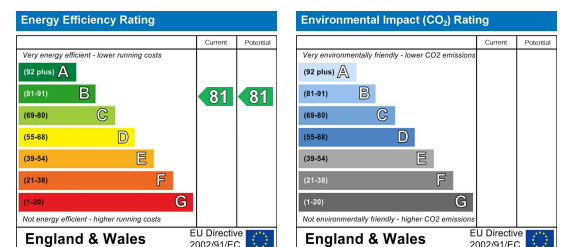


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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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