



Paddock View Windmill Road

Markyate, AL3 8LP

Currently under construction, Paddock View is one of a pair of brand new detached houses which have been skilfully designed and presented with a superb specification by local builders 'Rockwell Homes'.

Each house is approached by its own independent driveway with automated gate and occupies a delightful rural, yet very accessible location, with open views in a lightly wooded setting. Predicted date of completion July 2024.

Asking price £1,350,000

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- Beckerman German handleless kitchen, Quartz worktops, integrated Siemens IQ appliances and Quooker boiling tap
- Both the bay fronted kitchen/dining/family room and lounge have bi-fold doors to garden
- Fibre broadband to house supplied by Openreach
- Cloakroom, family bathroom and en suite shower room, all fitted with Porcelanosa or similar white sanitary ware complimented by Porcelanosa tiles
- Modern, generously insulated housing design with Air source heat pump and integrated solar panels
- Harpenden centre and station (5.7 miles), St Albans City centre (9.2 miles), Markyate shops (0.8 miles), M1 J9 (2.6 miles)
- Principle bedroom with dressing room and en-suite shower room
- Underfloor heating to both the ground and first floors
- IMPORTANT: The neighbouring Kennels will cease trading and all associated outbuildings are scheduled for removal in April 2024

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

18'1 x 14'1 (5.51m x 4.29m)

Study

11'10 x 7'11 (3.61m x 2.41m)

Kitchen/Dining/Family Room

29'8 max x 23'5 max (9.04m max x 7.14m max)

Utility/Boot Room

11'4 x 7'10 (3.45m x 2.39m)

FIRST FLOOR

Landing/Sitting Area

Principal Bedroom

17' max x 10'10 (5.18m max x 3.30m)

Dressing Room

En-suite Shower Room

Bedroom Two

15'7 x 9'6 (4.75m x 2.90m)

Bedroom Three

13'4 max x 10'1 (4.06m max x 3.07m)

Bedroom Four

13'4 max x 9'11 (4.06m max x 3.02m)

Family Bathroom

EXTERNALLY

Garage

17'9 x 15'11 (5.41m x 4.85m)

Front Garden

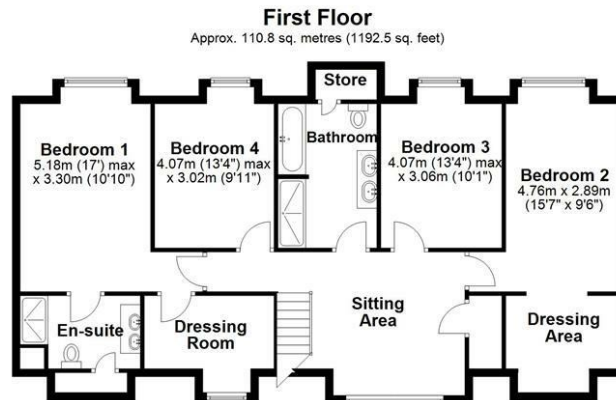
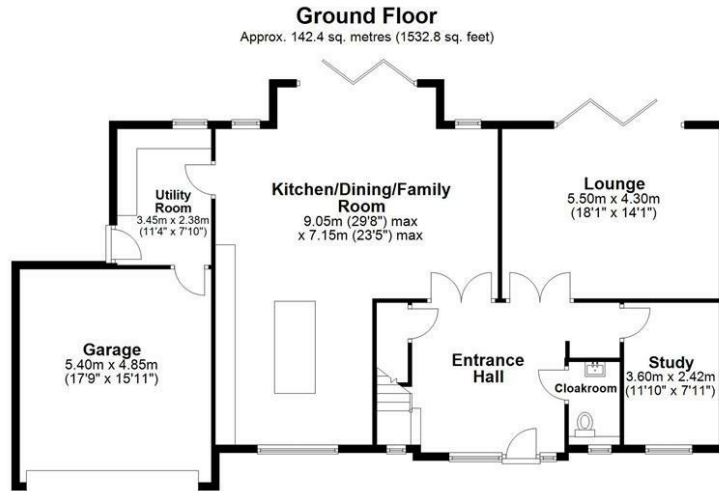
Rear Garden



[Directions](#)



Floor Plan



Total area: approx. 253.2 sq. metres (2725.3 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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