



Paddock View Windmill Road

Markyate, AL3 8LP

Currently nearing completion, Treetop View and Paddock View are 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.

Guide price £1,250,000

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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 have ceased trading and all associated outbuildings are scheduled for removal imminently

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

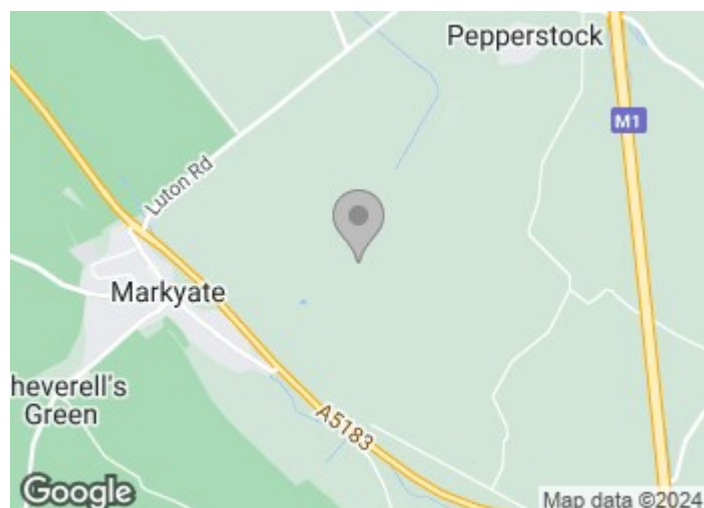
EXTERNALLY

Garage

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

Front Garden

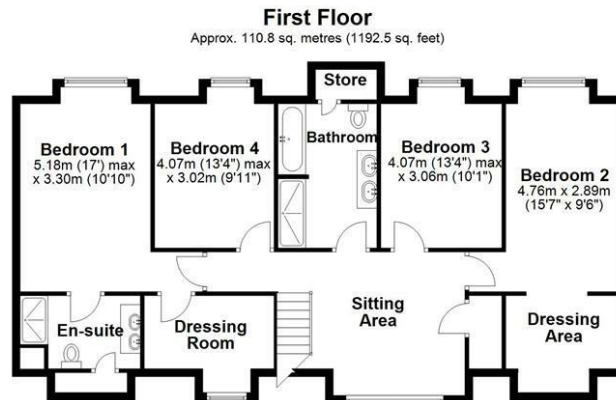
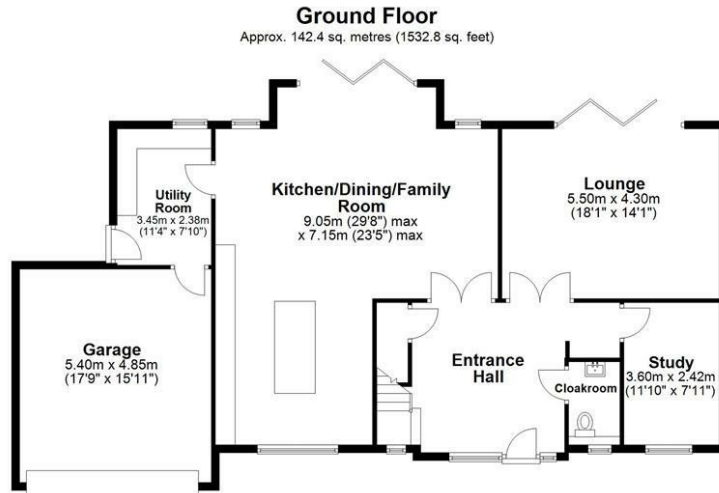
Rear Garden



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.

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