



## 6 Raffin Close

Datchworth, SG3 6RP

An impressive detached residence which offers 2519 sq.ft of tastefully presented living space and is set in a well regarded close in the charming village of Datchworth. Notable features include a beautiful sitting room/lounge which is open plan to a beautifully fitted kitchen/dining room, with substantial granite topped island unit, matching worktops and two sets of Bifold doors to the garden.

**Guide price £1,250,000**

# 6 Raffin Close

## Datchworth, SG3 6RP



- Beautiful detached house with carriage drive , designed and built for our clients in 2012
- Well fitted kitchen with a range of integrated appliances, granite work surfaces and a matching island unit
- Beautiful landscaped rear garden, garage and brick shed (both require attention)
- Reception hall with tiled floor and 'oak and glass' staircase to a galleried landing
- Generously proportioned master bedroom with impressive en suite bathroom
- This highly regarded village has a green, tennis courts, cricket pitch, 3 pubs and a fine restaurant
- Open plan living area incorporating kitchen/dining room and sitting room/lounge
- 2/3 further large double bedrooms and fabulous family bathroom incorporating a bath and shower enclosure
- Knebworth station (1.9 miles) Stevenage TC (4.8 miles) W.G.City TC (6.4 miles)

### GROUND FLOOR

#### Reception Hall

18'9 x 13' (5.72m x 3.96m)

#### Cloak/Shower Room

#### Sitting Room/Lounge

34'1 x 14'4 (10.39m x 4.37m)

#### Kitchen/Dining Room

22'1 x 14'4 (6.73m x 4.37m)

#### Adjoining Utility Room

14'8 x 5'3 (4.47m x 1.60m)

#### Family Room/Bedroom

14'2 x 12'5 (4.32m x 3.78m)

### FIRST FLOOR

#### Galleried Landing

#### Master Bedroom

18'6 x 14'3 (5.64m x 4.34m)

#### En Suite Bathroom

14'3 x 8'6 (4.34m x 2.59m)

#### Bedroom Two

15'5 x 14'2 (4.70m x 4.32m)

#### Bedroom Three

14'2 x 11'8 (4.32m x 3.56m)

#### Family Bathroom

12'1 x 11'8 (3.68m x 3.56m)

### EXTERNALLY

#### Detached Garage

20'1 x 9'5 (6.12m x 2.87m)

#### Brick Shed

10'11 x 6' (3.33m x 1.83m)

### Front Garden and Carriage Drive

### Landscaped Rear Garden

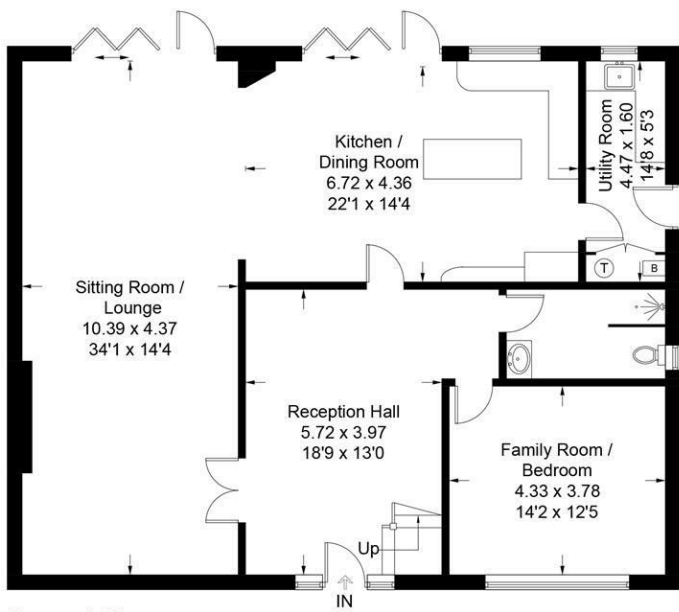


[Directions](#)

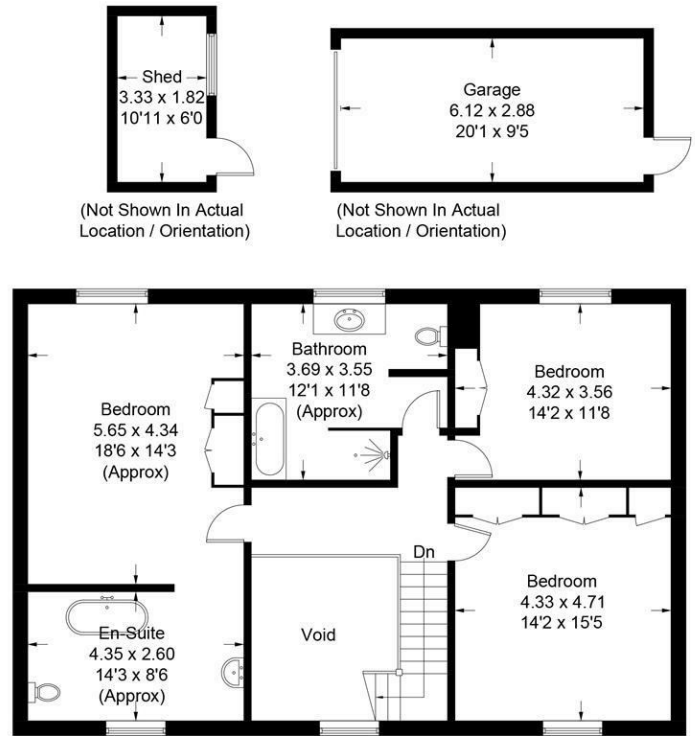


### Raffin Close

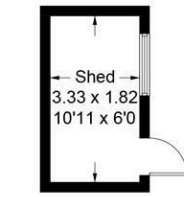
Approximate Gross Internal Area = 234.0 sq m / 2519 sq ft  
 (Excluding Void)  
 Garage / Shed = 23.7 sq m / 255 sq ft  
 Total = 2577 sq m / 2774 sq ft



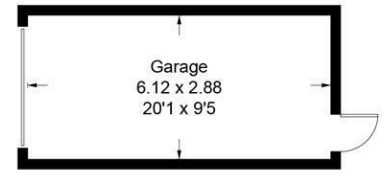
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1130310)

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