



SIMPLY HOMES

Poets Gate

Goffs Oak EN7 6SB





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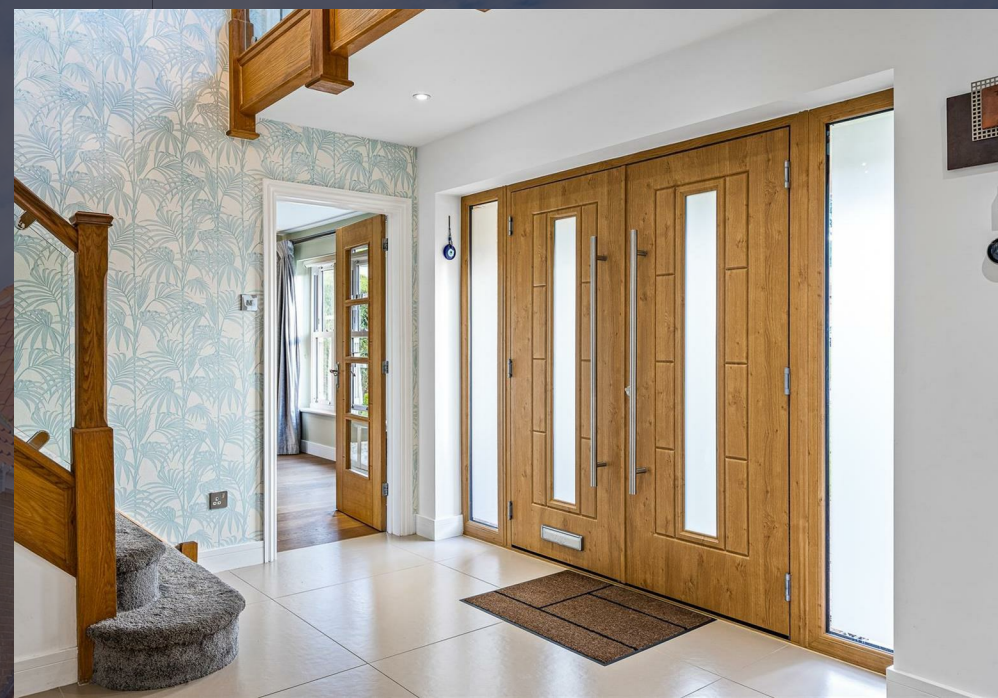
A thoroughly attractive, 5-double bedroom, detached property, offering exceptionally spacious living accommodation across two levels. Recently modernised to an exacting standard throughout with luxuriously finished kitchen and bathrooms. Set in the hugely popular and exclusive development of Poets Gate, Goffs Oak.

Enter via the entrance porch leading to the central entrance hallway with an impressive central staircase leading to the first floor. The luxuriously re-fitted kitchen/breakfast room features quartz worktops, a central kitchen island with breakfast bar, bi-fold doors, underfloor heating and Neff/Millet integrated appliances. The kitchen/dining room is served by a separate utility room. The recently extended, dual aspect living room also benefits from bi-fold doors that lead out onto the garden and has been expertly re-designed and furnished, including the stunning feature fireplace. To the front of the property there is a third large reception room, currently serving as a games room and a fully tiled shower room.

The ground floor also consists of a large double garage that has expertly converted into a gym, while still retaining parking for one car.

To the first floor, offering a generous sized landing leading to the five large double bedrooms all with fitted wardrobes and two luxuriously fitted en-suite bathrooms to the main two bedrooms with the principle featuring its own walk-through dresser. A Jack & Jill bathroom serves two of the remaining bedrooms. The central landing wraps around the staircase with beautiful glass balustrade.

To the exterior and rear of the property is the large, wrap around garden with expansive patio entertainment area and featuring unobstructed views of the rolling countryside beyond. The garden has been thoughtfully landscaped, consisting of being mostly laid to lawn with mature privacy shrubs and trees. Returning to the front of the home, there is a 3-car driveway and additional front garden.







- Summary -

- Ground Floor -

Entrance Hall	12'5" x 14'5" (3.80m x 4.40m)
Shower Room	
Play Room	9'10" x 13'3" (3.01m x 4.04m)
Living Room	32'10" x 13'2" (10.01m x 4.02m)
Kitchen/Dining Room	19'9" x 24'3" (6.03m x 7.40m)
Utility Room	

- First Floor -

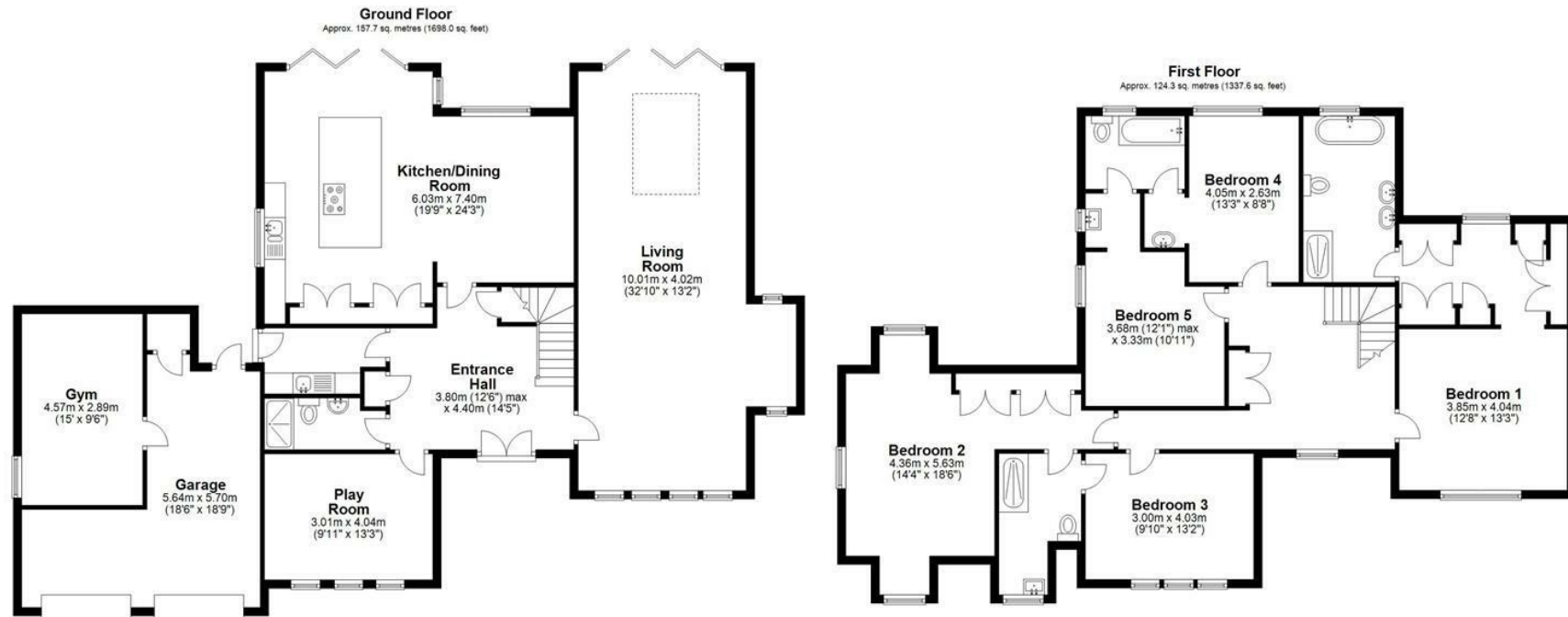
Landing	
Bedroom One	12'7" x 13'3" (3.85m x 4.04m)
Dressing Room	
En-suite	
Bedroom Two	14'3" x 18'5" (4.36m x 5.63m)
En-suite	
Bedroom Three	9'10" x 13'2" (3.00m x 4.03m)
Bedroom Four	13'3" x 8'7" (4.05m x 2.63m)
Jack & Jill Bathroom	
Bedroom Five	12'0" x 10'11" (3.68m x 3.33m)

- Exterior -

Front Garden	
Driveway	
Garage	18'6" x 18'8" (5.64m x 5.70m)
Gym	14'11" x 9'5" (4.57m x 2.89m)
Rear Garden	







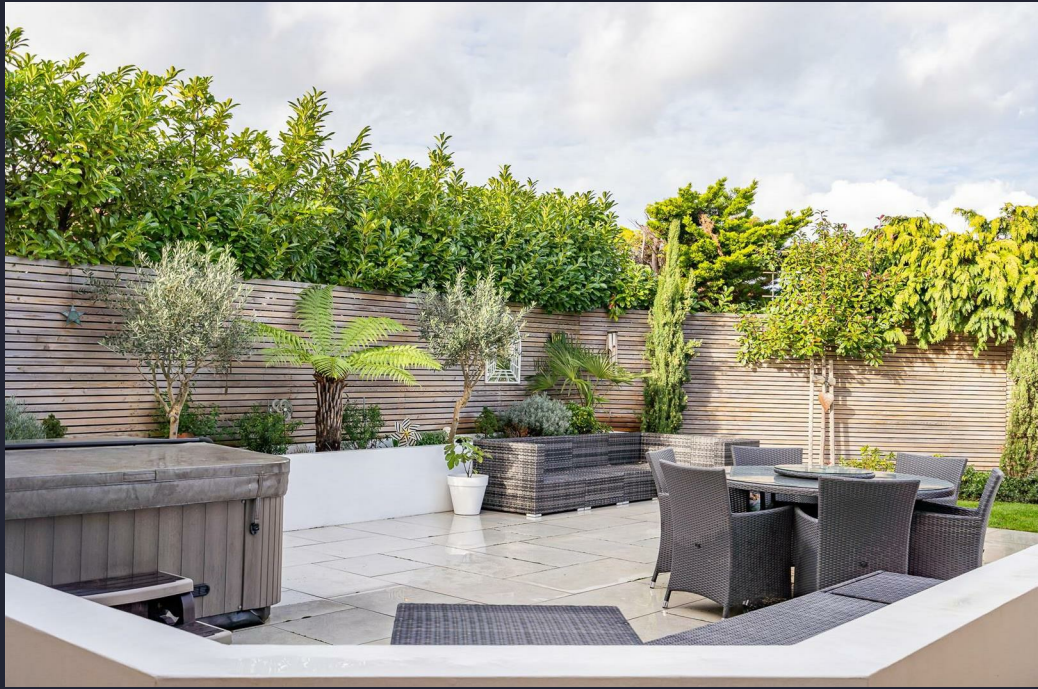
Total area: approx. 282.0 sq. metres (3035.6 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.









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