



SIMPLY HOMES

Goldings Lane

Waterford SG14 2PT





Goldings Lane

Waterford SG14 2PT

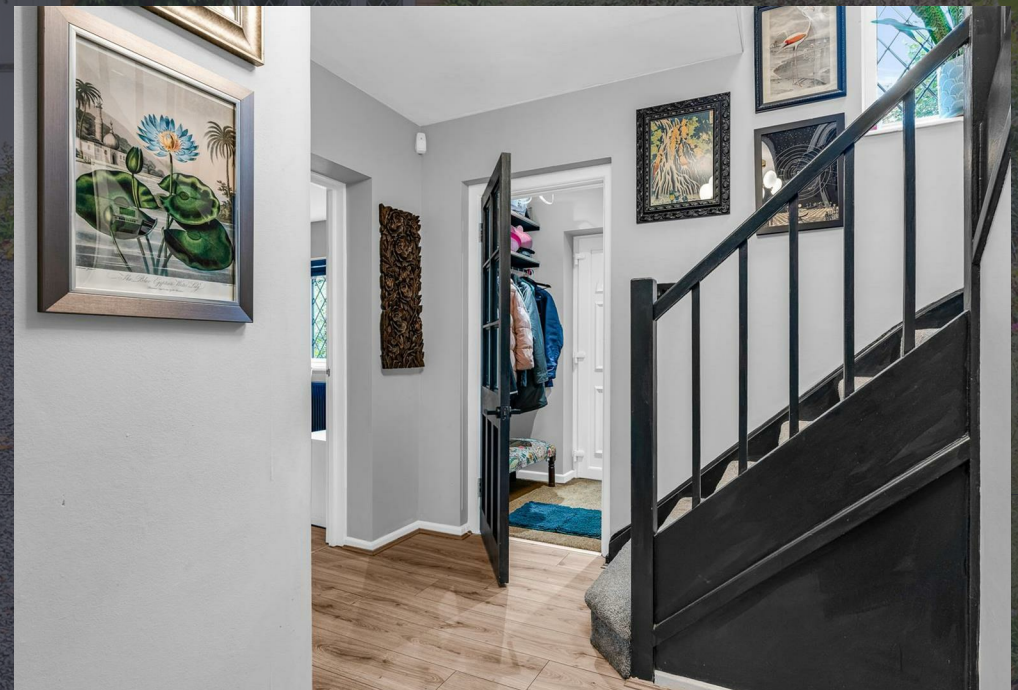
A stylish four-bedroom family home, presented in superb professional decorative order throughout enjoying flexible and well-designed accommodation for modern family living and located in a desirable turning with views across Waterford.

Initially as you enter the property, into the entrance porch with space for boots and coats. The entrance hall which is flooded in natural light and enjoys built-in storage and new flooring which continues throughout the living, family and dining rooms. The rear aspect kitchen/breakfast room features a range of base/eye level units, tiled splashbacks, gas hob, new flooring and various integrated/freestanding appliances. The dining room sits at the rear of the house with views of the garden through the French doors which open out to the paved terrace. The ground floor is served by a cloakroom/WC.

To the first-floor landing, comprising of the principal bedroom with a recently re-fitted luxurious en-suite. Additionally, there are three further double bedrooms, each are served by a fully tiled family bathroom.

Externally, the beautifully presented garden is well screened with hedgerow borders and well stocked flower beds, exterior lighting with rolling countryside views at the rear. The landscaping has been cleverly designed to provide an attractive lawn and a lower tier paved patio. The garden also features a large and useful storage shed. The home is set back nicely from the road the house enjoying a pleasant view of a mature street scene with a new gravel driveway providing parking for several cars, access to the rear garden and electric car point.

Being located on Goldings Lane, Waterford this home is approximately 1 mile from Hertford North Station servicing London and just a few minutes walk to the beautiful rural walks across the vast open countryside and the picturesque Waterford Heath Nature Reserve.







- Ground Floor -

Entrance Porch

Hallway

Cloakroom/WC

Family Room 11'6" x 10'1" (3.53m x 3.09m)

Living Room 12'0" x 11'0" (3.67m x 3.37m)

Dining Room 10'6" x 14'7" (3.21m x 4.45m)

Kitchen/Breakfast Room 13'7'8" x 18'4" (4.19m x 5.61m)

- First Floor -

Landing

Bedroom One 13'4" x 10'7" (4.08m x 3.23m)

En-suite

Bedroom Two 10'4" x 14'6" (3.17m x 4.43m)

Bedroom Three 12'2" x 11'0" (3.73m x 3.37m)

Bedroom Four 10'4" x 7'5" (3.17m x 2.28m)

Family Bathroom

- Exterior -

Driveway

Rear Garden

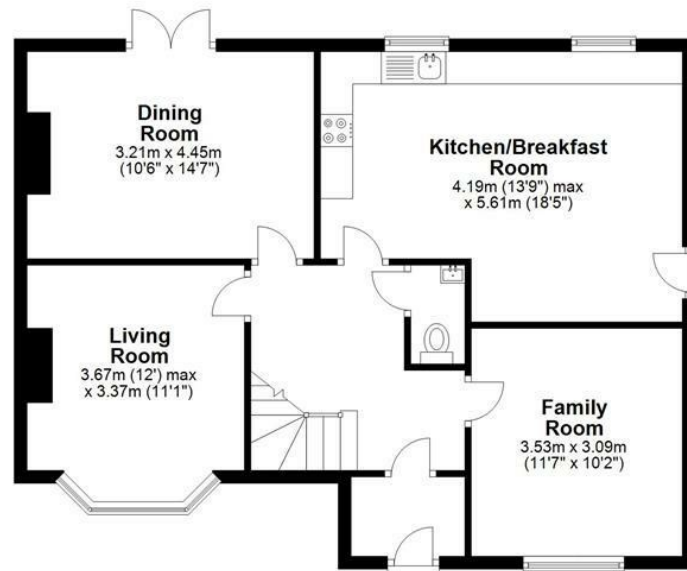
Outbuilding 19'11" x 11'11" (6.08m x 3.65m)





Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



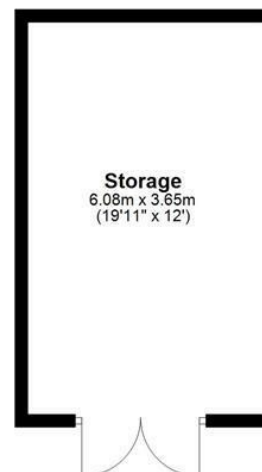
First Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



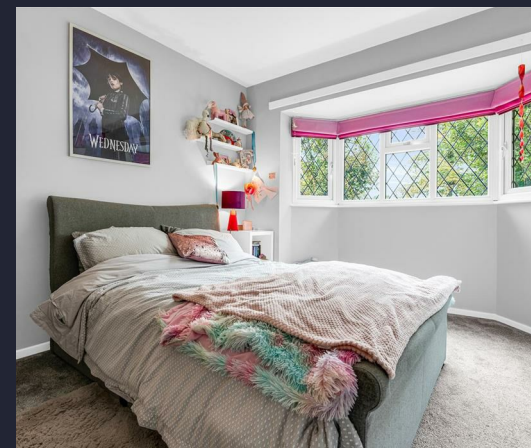
Outbuilding

Approx. 22.2 sq. metres (238.9 sq. feet)



Total area: approx. 156.4 sq. metres (1683.5 sq. feet)









SIMPLY HOMES

115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

