



SIMPLY HOMES

Goddards Close

Little Berkhamsted SG13 8NA





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Summary:

Simply Homes are delighted to bring to the market this wonderful four bedroom, two bathroom family home in the ever popular village of Little Berkhamsted. Enjoying a lovely rural village location, with a large enclosed rear garden, yet within easy reach of other nearby villages and the towns of Hertford and Broxbourne means this modern, stylish and immaculately presented property will fulfil the needs of every family member, adult and child alike. Easy access to road and rail links make it a straight forward commute into London, with a fabulous home office and a clever open plan arrangement to the ground floor making the best use of the substantial living space on offer.

Accommodation:

The part-glazed front door, with a porch protecting it, opens into a light, bright hallway. From here part-glazed internal doors lead into the large living room, the dining room and the office/study.

The office/study is a good size and shape, well lit by a large front facing window. Certainly large enough for a comprehensive multi workstation work from home facility, this would also do great service as a snug, gym, TV room or teenage hangout space. With four bedrooms upstairs, there is plenty of flexibility for making each and every room work for you to really meet your particular family needs. The room is well connected to the rest of the house via the main entrance hall, and also through an inner lobby that leads past the well placed guest cloakroom that holds the washing machine and tumble dryer, and directly into the kitchen.

The kitchen itself is of generous proportions and boasts a sleek, modern style. Plenty of natural light floods in through the three windows, each to a different aspect, and the clever ergonomic design ensures practicality as well as style in abundance. A comprehensive array of wall and floor mounted cupboards provide more than ample storage as well as plenty of worktop area for food preparation and serving, and integrated within the cupboards are a full complement of household appliances. There is a great flow around this house, which enjoys a spacious open plan arrangement within the main day to day living areas of the ground floor. This includes the kitchen which links seamlessly through into the dining room.

The dining room is perfectly placed at the centre of the rear part of the property, generously lit by the glazed double doors opening directly out onto the rear patio. Comfortably large enough to swallow a substantial dining suite, the position of the room within the house and the easy access out into the garden make this a terrific place for eating together as a family or for entertaining guests at any time of the year.







Adjoining the dining room is the living room. This is a large room by any measure at over twenty-two feet long and offers yet more flexibility as to its use, and the open fireplace set into the modern chimney breast endows it with an elegant focal point as well as cosy winter warmth. It is bathed in natural light from the large window to the front and the double glass doors to the rear and the free flowing access make it a perfect place to gather together as a family as well as a brilliant party space. Large enough for a number of lounge suites this room could easily become a formal lounge at the front and a casual summer lounge at the rear. Similarly the rear area would make a wonderful dining area, leaving the current dining room to become a breakfast room, maybe with a breakfast bar installed. The opportunities are too many to list!

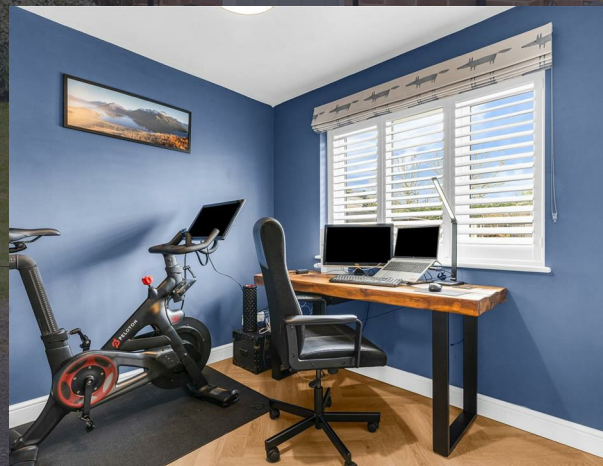
Upstairs are the four bedrooms, with three of them being very generous doubles, and the family bathroom, which has a bath fitted with a shower attachment. The main bedroom has a large en suite bathroom with a stylish stand alone bath and separate shower and overlooks the rear garden through double glass doors opening onto a delightful Juliet balcony.

Exterior:

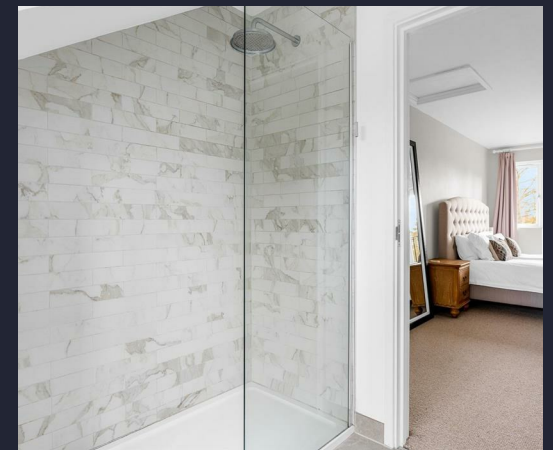
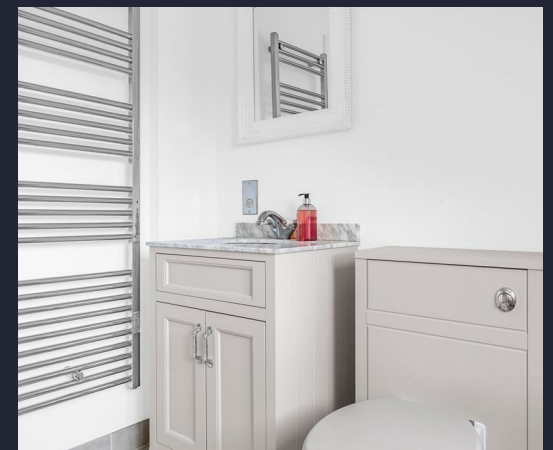
The attractive frontage is currently configured with a double parallel driveway and a nice area of lawn with surrounding flowerbeds leading up to the hedge boundary. The property enjoys a large plot making the front and rear gardens much wider than the house. This means that at the front there is plenty of scope for expanding the off street parking should that be required. Double gates give direct access to the rear garden, which is fully enclosed and secure and so ideal for children and pets. Blessed with a fabulous open aspect, this substantial space actually feels even larger and is one of the many strengths of this fabulous family home. A large sweeping patio runs the full width of the rear of the house, linking the dining room and living room patio doors to really enhance the indoor/outdoor flow. Beyond that the extensive lawn stretches away to the far boundary, dotted about with specimen trees and various mature shrubs and bushes set into the pretty, shaped borders. At the far boundary raised beds contain an assortment of evergreen plants that soften the fencing that runs behind the two garden sheds. The property also benefits from an electric smart heating system, a new inverter and solar panels that are owned rather than leased, as well as a solar water heater system (my Edi).

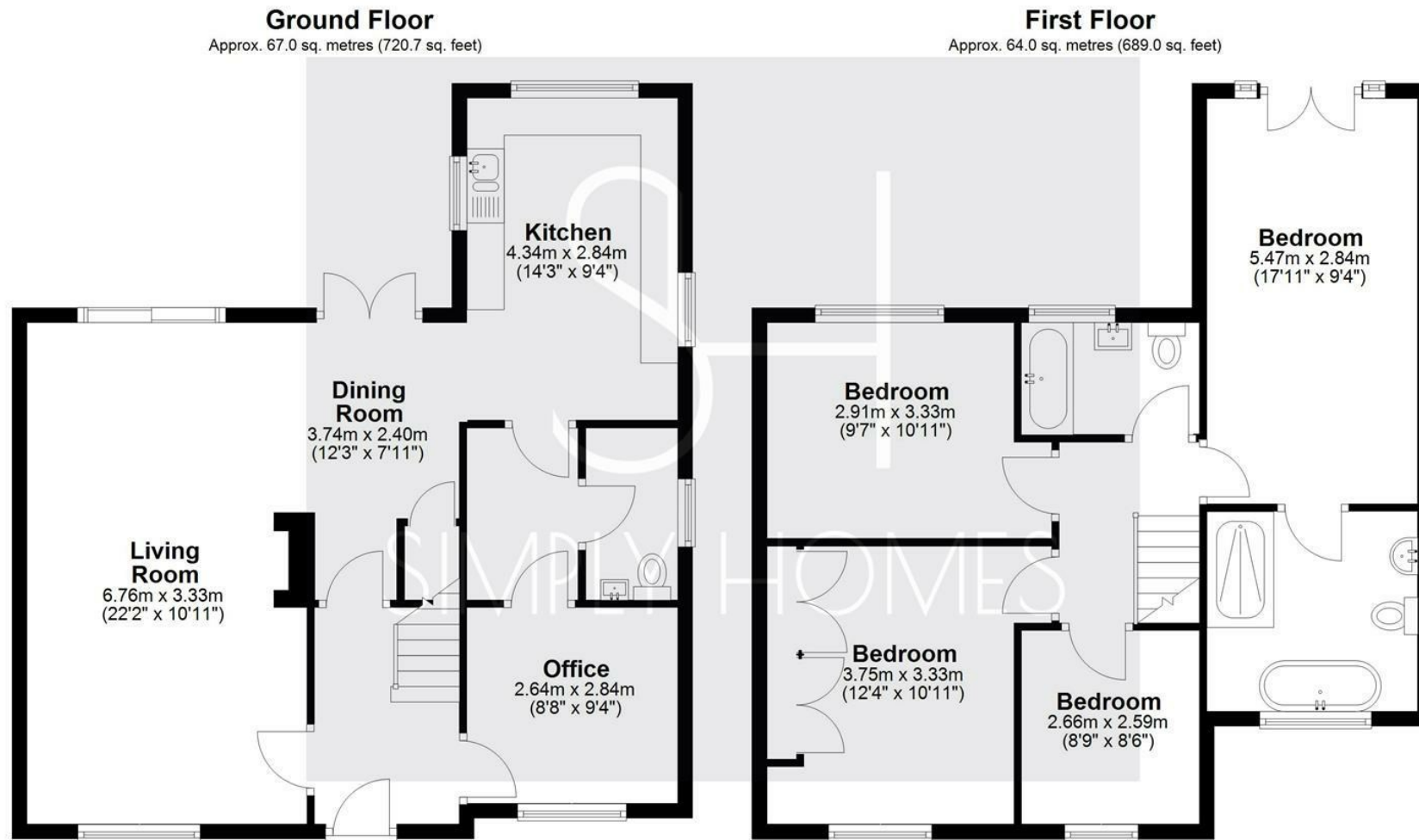
Location:

Little Berkhamsted is one of the many highly regarded villages within this popular part of Hertfordshire, having a great community spirit, a village shop and being within easy access of various road and rail links. Nearby, Bayford train station is just an 8 minute drive away and services London's Moorgate station, with Broxbourne station's service to London Liverpool Street and Hatfield (11min drive) trains just 25min into London Kings Cross. Hertford Town is a few minutes away by car with its range of great schools, shops, restaurants and train stations. The village enjoys a lovely quiet rural location yet less than a 10 minute drive will give you easy access to the A1, A414 or the A10.



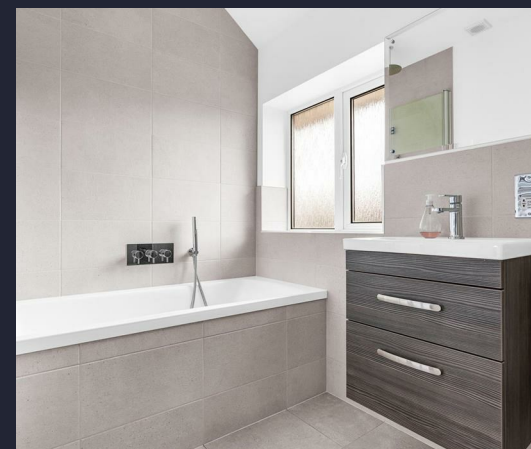






Total area: approx. 131.0 sq. metres (1409.7 sq. feet)









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