



4 DUCKETTS WOOD,
THUNDRIDGE, SG12 0SR
OIEO £875,000

W.SIMPLY HOMES.BIZ

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INTRODUCTION

2200 + sq ft 4 DOUBLE BED, 3 RECEPTION DETACHED family house set on a large SOUTH FACING PLOT with large driveway, double garage, conservatory and professionally designed gardens THE BEST WE HAVE EVER SEEN. Surrounded by countryside, idyllic walks and a short walk to Hanbury Manor, luxury spa, Golf Course and restaurant.

ENTRANCE HALL

A lovely hallway with radiator, stairs to first floor landing, parquet flooring, under stairs cupboard, further large built in cloaks/storage cupboard.

DOWNSTAIRS CLOAKROOM

Comprising of a two piece suite, low level WC, hand wash basin, tiled splash backs and tiled flooring, radiator, telephone point, double glazed frosted window to front aspect.

STUDY/FAMILY ROOM 11'4 X 9'4 (3.45m X 2.84m)

An excellent study/family room with large double glazed window to front aspect, radiator, telephone point. Fitted shelving, cupboards and desk.

LIVING/ DINING ROOM 21'3 X 22'1 (6.48m X 6.73m)

Overall An attractive large L Shaped room with large double glazed windows to three aspects. Coving to ceiling, wall lights, radiators, , telephone point, attractive open fire place with marble and wood surround. Double doors leading to:

GARDEN ROOM/ CONSERVATORY 12'5 X 14'5 (3.78m X 4.39m)

An excellent addition to the house with double glazed doors to two aspects and windows opening onto the gardens. Electric heater.



KITCHEN/ BREAKFAST ROOM 11'7 X 15 (3.53m X 0.38m)

Refitted in 2015 with an extensive range of wall and base level units with worktop surfaces and tiled surrounds. One and a half bowl sink and drainer. Five ring gas hob with cooker hood over. Neff fan assisted double oven. Integrated dishwasher, integrated fridge and freezer, serving hatch, radiator, tiled flooring, double glazed window to rear garden. Door to

GARDEN LOBBY

Double glazed door leading to garden, large built in shelved storage cupboard, door leading to garage/utility/games room, quarry tiled flooring.

FIRST FLOOR LANDING

Access to half boarded loft with light and power, airing cupboard housing hot water cylinder.

MASTER BEDROOM 17'1 X 11'6 (5.21m X 3.51m)

A lovely large bright room with double glazed window to the rear aspect overlooking the garden, radiator, wall lights, wash basin with tiled splash backs. Fitted wardrobes to one wall with shelving and hanging rails.

BEDROOM TWO 16'1 X 13'9 (4.90m X 4.19m)

Double glazed window to rear aspect overlooking the garden, radiator, double glazed window to side aspect, wash basin with tiled splash backs.

BEDROOM THREE 11' X 9' (3.35m X 2.74m)

Double wardrobe, shelving unit and cupboards over dressing table, double glazed window to front aspect, radiator, wash basin vanity unit with tiled splash backs.

BEDROOM FOUR 14 X 8'1 (0.36m X 2.46m)



Double glazed window to front aspect, radiator, fitted wardrobes with shelving and hanging rails

BATHROOM

Refitted by the present owners with Projecta Jacuzzi bath, shower cubicle with Aqualisa shower, wash basin, bidet, heated towel rail, shaver point, tiled splash backs, tiled flooring, underfloor heating, frosted double glazed window to rear aspect, electric underfloor heating.

WC

Low level WC, hand basin, tiled splash backs, frosted double glazed window to front aspect.

FRONT GARDEN & DRIVEWAY

The property benefits from a wide front garden that has been attractively landscaped and planted with a block paved drive way that provides parking for several cars. The front garden is laid to lawn with numerous mature shrubs and trees including a Bramley apple tree, pear and plum trees.

DOUBLE GARAGE 20 X 16'9 (0.51m X 5.11m)

Presently used as a utility, store and games room with light and power, range of high and low level wall units, roll top work surfaces, Wall mounted gas fired boiler serving hot water and central heating radiators, electricity consumer unit. Work bench. Space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, folding garage doors to front garden.

NOTE: This garage could easily be converted to form additional accommodation or an annexe.

THE REAR GARDEN



A lovely south facing rear garden with a large patio area to the rear of the house beyond which the lawn extends with a raised fish pond and well stocked mixed herbaceous borders and specimen shrubs. Pedestrian side access via wooden gate, outside water tap, garden shed, green house with power.

Directions

From A414 and A10 roundabout, head north along the A10 and take the exit signposted for Ware A1170, Wadesmill & Thundridge. At the roundabout take the 2nd exit, follow this road, pass Hanbury Manor on the left hand side, take the next right signposted Cold Christmas Lane, turn left onto Ducketts Wood.











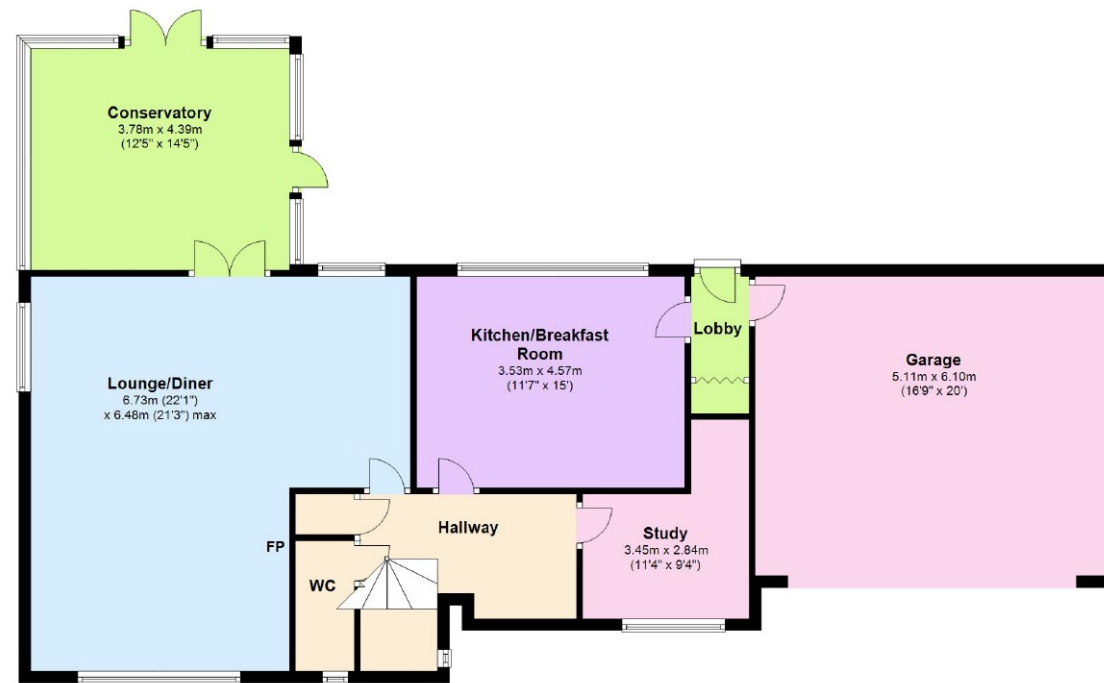






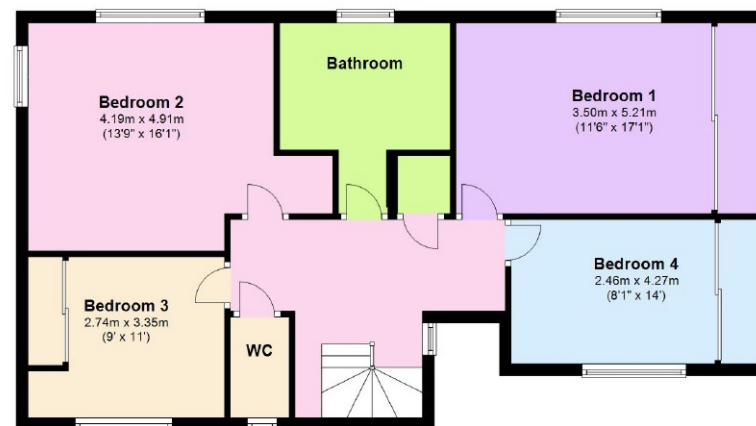
Ground Floor

Approx. 125.8 sq. metres (1354.2 sq. feet)



First Floor

Approx. 80.0 sq. metres (861.1 sq. feet)



Total area: approx. 205.8 sq. metres (2215.4 sq. feet)

Ducketts

GENERAL

SERVICES:

Oil fired Central Heating, Electric.
Mains water and drainage

COUNCIL TAX BAND:

Council Tax Band G £2859 Per annum
(2018/19)

LOCAL AUTHORITY:

East Herts District Council, The
Causeway, Bishop's Stortford, Herts,
CM23 2EN
Tel: 01279 655261

TRANSPORT LINKS:

Ware (1.9 miles)
Hertford East (3.2 miles)
St. Margarets (Herts) (3.5 miles)

**VIEWING STRICTLY BY
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