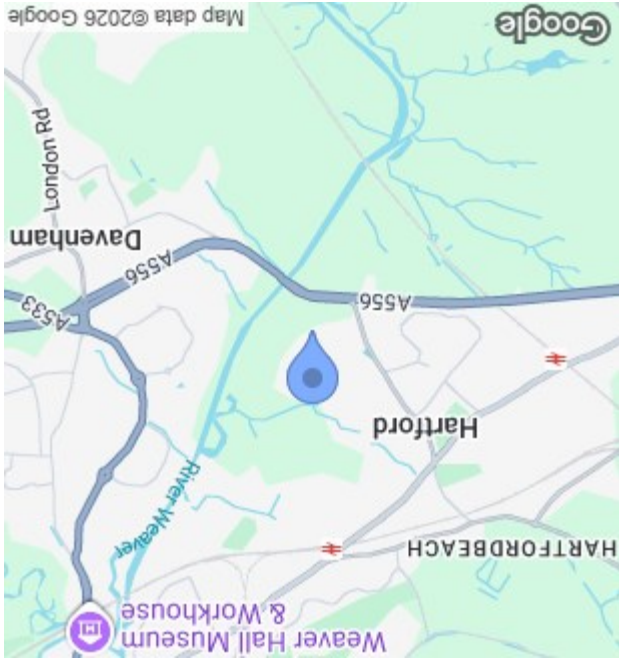


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5 Ellson Road, Hartford
Approximate Gross Internal Area:
1554 sq.ft 144 sq.m



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	85
Potential	93

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Offers Over
£525,000

Set back behind a neat frontage and framed by soft landscaping, the approach feels composed from the outset. A driveway leads through to a detached garage, while the house itself presents with a subtle confidence, combining traditional detailing with a clean, contemporary finish.

Upon arriving, there is an immediate sense of order here. Everything sits as it should, creating a calm first impression that continues as you step inside. The hallway provides a central anchor to the home, with a natural flow that connects each of the principal spaces without interruption.

To the front, the lounge offers a more enclosed and relaxed setting. Centred around a feature fireplace with a log-burning stove and bespoke cabinetry, it is a room that feels comfortable and settled, designed for quieter moments away from the main living areas.

To the rear, the house opens up. The kitchen, dining, living space form the core of the home. Clean-lined cabinetry, integrated appliances and a well-balanced layout create a space that is both practical and visually composed. Positioned to overlook the garden, the kitchen connects the dining area and onward to the family room beyond. The proportions allow for everyday use without compromise, while still accommodating a more social setting when needed. There is a quiet confidence to the design, not overstated, but considered in how it works. The family area extends the living space further, with doors opening onto the garden and allowing natural light to move easily through the space. It is here that the house feels most adaptable, shifting between day-to-day living and more social use with ease.

A separate utility room sits discreetly off the kitchen, handling the practical elements of the home without interrupting the main space, while a generous ground floor cloakroom adds further convenience.

Upstairs, the layout continues with a sense of balance. Three double bedrooms are arranged around a central landing, each offering a comfortable proportion and a calm outlook. The positioning of the rooms allows flexibility, whether for family life, guests, or those needing space to work from home, as seen in the current arrangement.

The main bedroom is well-proportioned and quietly positioned, creating a sense of separation from the rest of the house. Light enters naturally through the window, while the addition of a convenient dressing room allows for a clean and uncluttered arrangement. The superb en-suite bathroom completes the space, providing privacy and ease without drawing attention away from the simplicity of the room itself and offers both bath and separate shower.

The two further double bedrooms each feel practical and well considered, designed to support the rhythm of daily life. Their dedicated en-suite shower rooms are finished in a consistent, neutral palette, with clean lines and contemporary fittings.

To the rear, the garden has been thoughtfully arranged across levels, creating distinct areas for seating, entertaining and more relaxed use. An upper terrace sits directly off the house, providing an immediate connection to the main living space, while steps lead down to a further lawned area below. The elevated position allows for open views beyond, introducing a sense of space that extends past the boundary itself. To the side, the detached single garage and driveway provide both parking and additional storage, completing the external offering in a practical and balanced way.

5 Ellson Road is a home that feels measured in its approach. From the way the spaces connect, to how the house sits within its setting, there is a consistency that runs throughout. For those looking for a detached home within a well-regarded Hartford development, with open views and a layout that supports modern living without compromise, it offers a considered and well-resolved place to live.

