



SIMPLY HOMES

Stoat Close

Hertford SG13 7GH

Price Guide £700,000





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Summary:

Simply Homes are delighted to bring to the market this superb detached three double bedroom, two bathroom residence located within a peaceful residential cul-de-sac on the highly desirable east side of Hertford. The property is presented in excellent condition and decorative order inside and out, and benefits from a separate utility/laundry room, a well placed guest cloakroom and a premium quality conservatory, along with a block paved driveway providing off-street parking for multiple cars. This house is fully specified to meet all your family's needs and is ready to simply move in and enjoy.

Accommodation:

The attractive front door is flanked by two full height windows either side and opens into a light, bright entrance hall that flows through the centre of the house. From the entrance hall doors lead into the separate dining room, living room, kitchen/breakfast room and the ideally located guest cloakroom.

The dining room is a good size and nicely lit by a side facing window with a really useful open plan connection through to the adjoining living room ensuring maximum use can easily be made of both spaces. Comfortably able to accept a large dining table and chairs without compromising the flow in and around the room, it creates a really flexible combined space that can be configured and furnished in any way that suits you best, allowing you the option to leave it open plan or use a screen or curtains to create a more intimate separate space of your own wish.

From the rear corner of the dining room a door opens into a good sized utility/laundry room fitted with a sink and storage cupboards along with a planned space plumbed in for a washer/dryer, also featuring a useful external door out into the rear garden.

The living room takes up the rear corner of the house and is a lovely large room filled with the abundant natural daylight that floods in through the glazed French doors connecting it to the conservatory. A large room certainly, but just as importantly it has nicely balanced proportions making all of the ample space really usable, meaning you can easily incorporate multiple sofas and chairs into your furniture plan, with an elegant fireplace acting as an attractive focal point in the centre of the outside wall and a cleverly created storage cupboard built in under the staircase.

The generous conservatory substantially adds to the already flexible and adaptable abilities of this fabulous house. It is a premium quality installation with a timber framework on a solid brick base and is comprehensively appointed with multiple opening windows in the roof and sides, double doors opening out into the garden and a full set of window and roof blinds, all combining together to give you full temperature control throughout the year and really making this a room for all seasons. It is a space full of charm and elegance ready to fulfil any need you have for it, be it a summer lounge, playroom, dining room, the list just goes on and on.....

The front of the house hosts the kitchen/breakfast room that has a generous bay window looking out onto the front garden/driveway. Another room of good size and nicely balanced shape, it has a comprehensive array of wall and floor mounted cabinets lining three of the perimeter walls, ensuring an ergonomic layout with more than ample storage and food preparation worktop area, both of which are boosted by a smart island on one side that also acts as a useful breakfast bar. Integrated within the base units are a number of appliances, with a designated space between the cupboards for a range style cooker, whilst still leaving plenty of free floor area for a full height fridge/freezer plumbed for a water cooler/ice maker.

Upstairs there is a pretty hallway galleryed over the stairwell that is kept light and airy by the side facing window at the top of the staircase. From the hallway doors lead into each of the three bedrooms and the family bathroom. All of the bedrooms are doubles in size with the principal bedroom boasting fitted wardrobes and a smart en-suite shower room.

Exterior:

The attractive frontage has a block paved driveway running alongside a pretty garden with a central lawn surrounded by flower beds. It would be fairly simple to increase the off street parking if necessary, subject to any permissions required. To the side of the house is a secure gated pathway running through to the rear garden which is west facing and fully enclosed and so ideal for pets and children. To the rear there is a large paved patio that runs right across the full width of the house connecting the access points in the utility/laundry room and the conservatory with a smart pergola and garden shed to one side. The patio is comfortably large enough for outdoor casual seating and dining furniture. Beyond the patio is a neat lawn surrounded by borders of mature shrubs and bushes creating a lovely natural feel, along with a sturdy wooden summer house set into the corner with electricity and wall mounted heater.

Location:

The property is nestled within an extremely popular, quiet, family friendly area along a tranquil cul-de-sac. The thriving and bustling centre of Hertford is just a minute or so away by car, with two mainline stations getting you into central London in around 25 minutes and the main arterial roads of the A414 and A10 similarly close by.

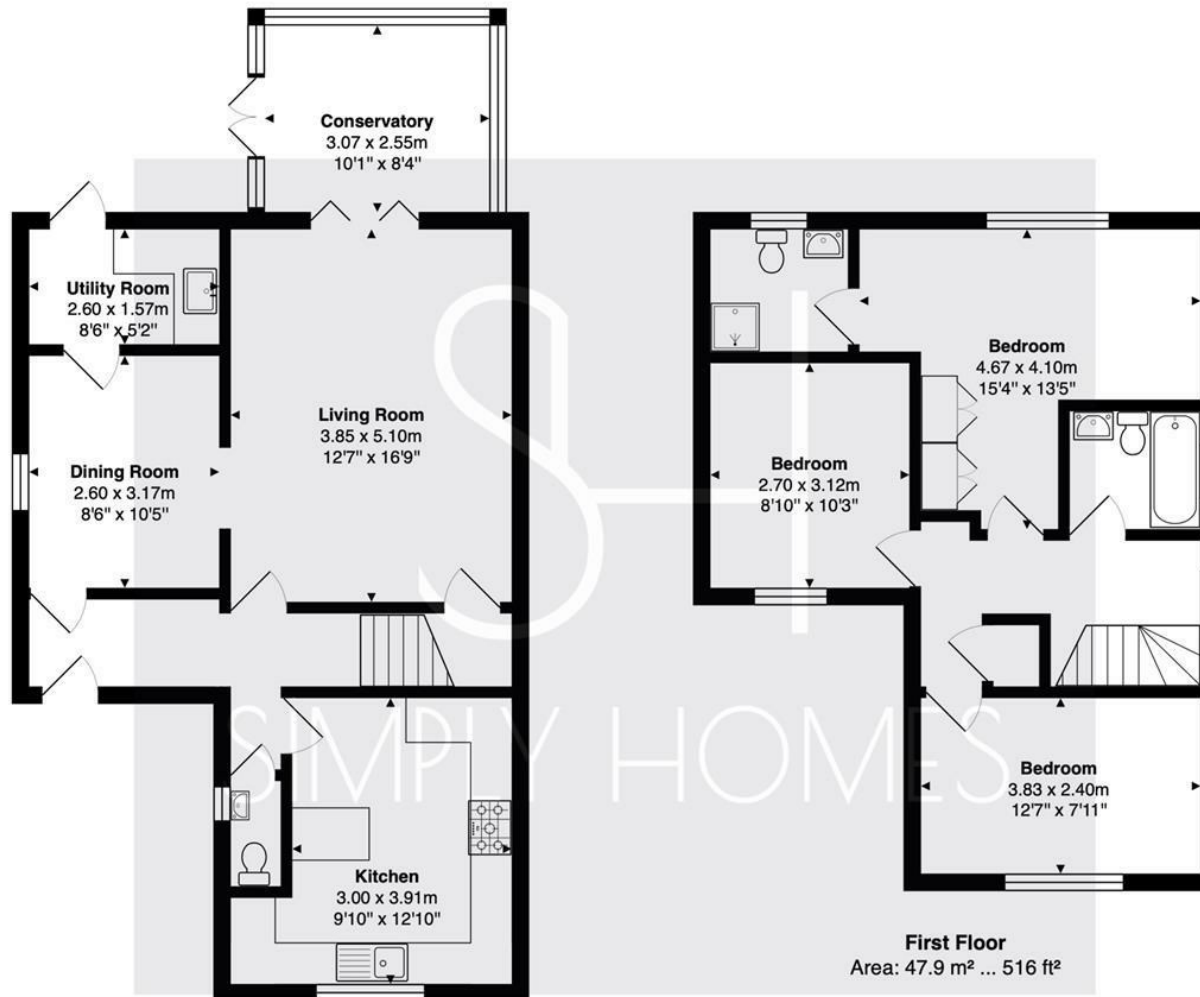












Total Area: 113.5 m² ... 1222 ft²







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

