

Alexander Bond & Company

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Abbots Close, Datchworth, Herts, SG3 6TA

Guide Price £650,000





Abbots Close

Datchworth, SG3 6TA

- Tastefully Presented Three Bedroom Semi Detached House
- Much Sought After Village Location
- Plenty of Private Off Street Parking and Garage
- Large Utility Room with Plenty of Storage
- Close to Local Village Amenities
- Fabulous Open Plan Kitchen With Central Island Bar
- Downstairs Cloakroom
- Spacious Lounge & Dining Area
- Modern Bathroom With a Fitted Shower
- Internal Viewing Highly Recommended

Deceptively spacious and beautifully presented, this three-bedroom semi-detached home has been thoughtfully improved and extended by the current owners, offering generous and contemporary family living throughout.

The ground floor features an entrance lobby, a well-proportioned living room opening into a dining area, and a large utility room with ample storage. To the rear, a stunning open-plan kitchen/breakfast room boasts a central island and bi-folding doors that lead out to the private rear garden.

Upstairs, there are two particularly spacious bedrooms and a well-sized third bedroom. The modern family bathroom is fitted with a stylish three-piece white suite and a mains-powered shower.

Externally, the front of the property offers a lawn with hedged borders, while a long driveway to the side provides ample off-street parking and leads to a garage with an electronically operated roller shutter door. The rear garden is secluded and features both a patio and a wooden decked area. Ideal for outdoor entertaining.

The charming village of Datchworth, situated to the east of Knebworth, is known for its friendly community and picturesque surroundings. Local amenities include a village green, tennis courts, cricket pitch, pavilion, a well-regarded JMI school, recreation ground, village hall, shop, and coffee shop. The village is also home to three popular pubs, including the highly regarded Tilbury.

This property presents an excellent opportunity to enjoy village living in one of Hertfordshire's most sought-after locations.



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ENTRANCE LOBBY

Access via composite half glazed front door, opaque double glazed window, built in cupboard housing fuse box, gas and electric meters, parquet style wood flooring.

CLOAKROOM

Opaque double glazed window to front, hand wash basin with cupboard under and mixer tap, low level WC, patterned tiled flooring, inset ceiling spot lights.

LIVING ROOM

18'5" x 13'7" (5.61m x 4.14m)

Double glazed window to front, double radiator, built in understairs cupboard, glazed panelled glass to stairs with oak posts and bannisters. Parquet style wood flooring.

DINING ROOM

8'11" x 8'10" (2.72m x 2.69m)

Parquet style wood flooring.

UTILITY ROOM

9' x 6'10" (2.74m x 2.08m)

Inset stainless steel sink unit with mixer tap, wooden work top surfaces, fitted sink unit with drainer and mixer tap, fitted cupboards, part wooden panelled walls, plumbing for a washing machine, space for a tumble dryer above, fitted shelving. inset ceiling spot lights, Parquet style wood flooring. two double glazed sky lights, Parquet style wood flooring.

OPEN PLAN KITCHEN/ BREAKFAST ROOM

17'6" x 10'11" (5.33m x 3.33m)

Double glazed window and double glazed bi folding doors to rear garden, central island bar with fitted cupboards and drawers under, fitted wall and base units with under cupboard lighting, pull out recycling unit, fitted tall cupboard, integrated "Neff" dishwasher, fitted "Stoves" induction hob and ' Hoover" oven, inset ceiling spotlights, Parquet style wood flooring.



STAIRS/ LANDING

Glass panels to stairs with oak bannisters and posts, access to insulated loft, double glazed window to side.

BEDROOM ONE

12'11" x 11'1" (3.94m x 3.38m)

Double glazed window to front, built in double wardrobe with hanging rail and shelves. radiator.

BEDROOM TWO

10'4" x 9'3" (3.15m x 2.82m)

Double glazed window to rear, radiator, built in double wardrobe, built in cupboard housing a gas fired combination boiler.

BEDROOM THREE

9'10" x 7'1" (3.00m x 2.16m)

Double glazed window to front, radiator, built in over stairs cupboard..

BATHROOM

Modern white three piece bathroom suite with a fitted panelled bath with a mixer tap, fitted mains powered shower with mixer control and shower attachment, low level WC, hand wash basin with drawers under, heated towel rail, wood effect vinyl flooring.

OUTSIDE

GARAGE

16'7" x 8'3" (5.05m x 2.51m)

Electronically controlled roller shutter door, door to garden, vented floor tiles, power and light, fuse box, LED ceiling lights,

FRONT

Lawn with hedged borders, steps up tom front door, outside lighting.

SIDE

Concrete driveway to side providing off street private parking for 3 - 4 cars.

REAR GARDEN

Paved patio area, steps up to lawn, outside lighting, fenced borders, decking to the rear of the garden, outside tap.

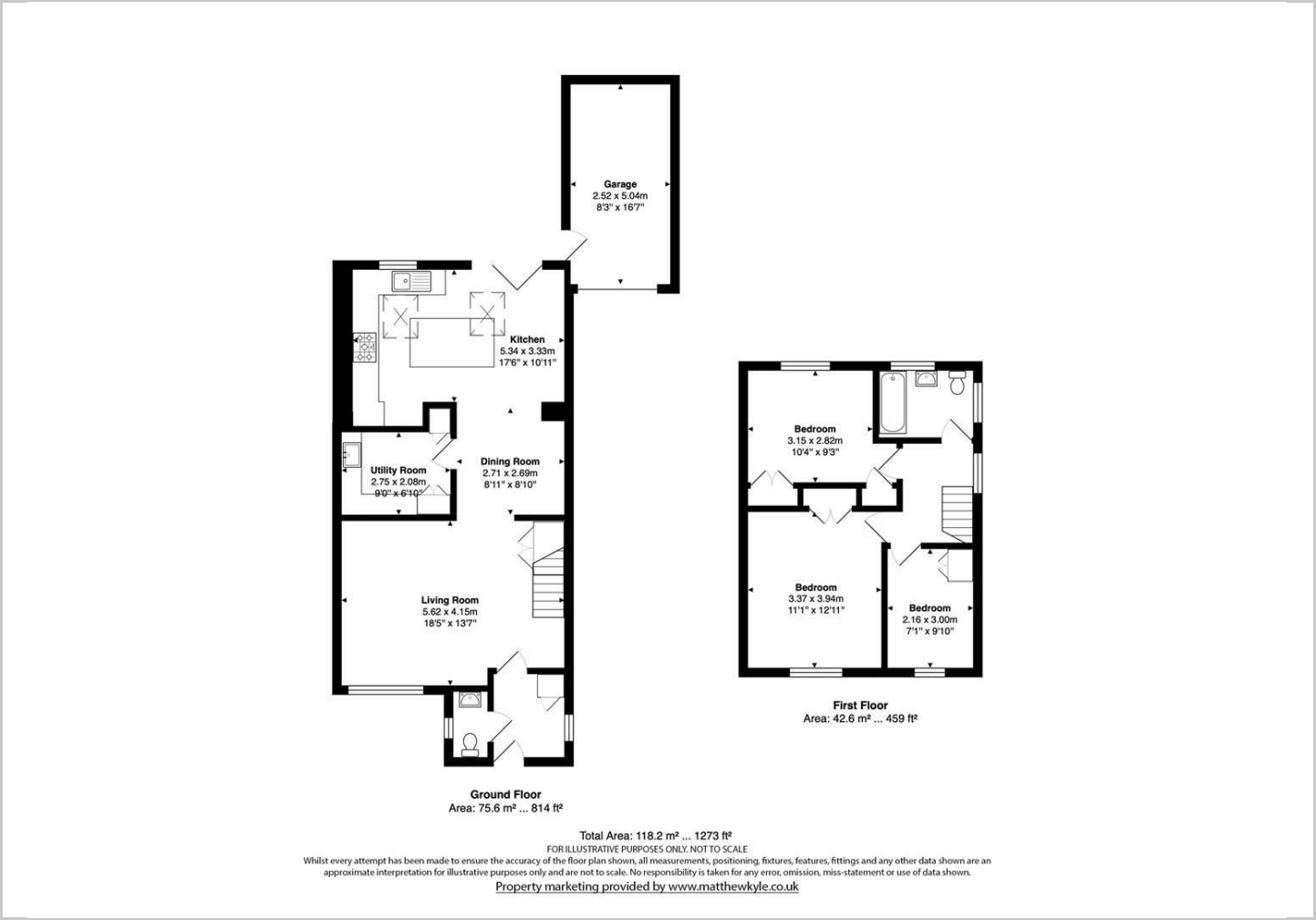
Directions

Datchworth is a highly sought-after, picturesque village in Hertfordshire, known for its strong community spirit and scenic countryside setting. The village lies just a short drive from Knebworth, Stevenage, Welwyn Garden City and Hertford, giving residents easy access to a wider range of amenities while still enjoying village life. For commuters, Knebworth train station is only a short drive away and provides regular services to London King's Cross (typically around 25 minutes), with connections northwards towards Cambridge and Peterborough - making it ideal for both city and regional travel. Access to the A1(M) also offers direct road links to London and the North.





Floor Plans

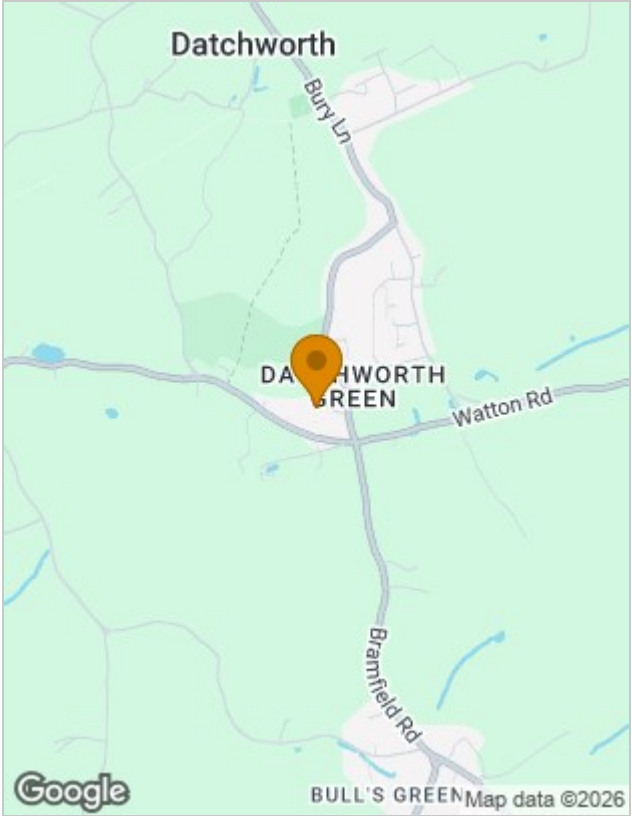


Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

