



HEARTWOOD
HOMES

Napsbury Lane, St. Albans, AL1 1DU

£1,300,000

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Set behind gates on a desirable road, this impressive and beautifully refurbished five-bedroom detached home offers the kind of space and flexibility that works effortlessly for modern family life.

From the moment you step into the welcoming entrance hall, there's a real sense of light and flow. The main sitting room is a generous yet cosy space, perfect for evenings together, while double doors open through to a sociable dining and family area that naturally draws everyone in. Beyond, a bright sun room and large conservatory create lovely spots to relax, entertain or simply enjoy views of the garden throughout the seasons.

The bespoke kitchen sits at the heart of the home, thoughtfully designed with granite worktops, quality appliances and plenty of storage, making it as practical as it is stylish. The ground floor is incredibly versatile too, with additional family space, two bedrooms and shower facilities that could suit guests, older children or even multi-generational living.

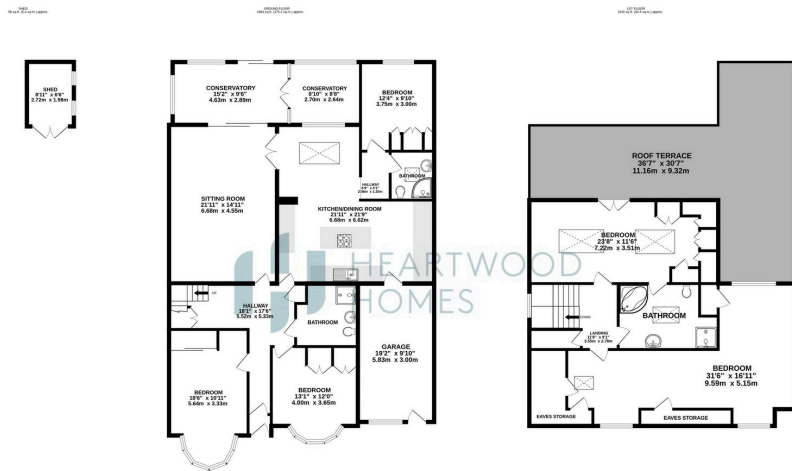
Upstairs, the layout continues to impress. The principal bedroom offers a calm retreat with fitted wardrobes and a private en suite, while another spacious bedroom includes a dedicated study area, ideal for working from home or homework time.

Technology has been carefully considered throughout, with a full Cat 6 wired network, in-ceiling speakers, home theatre setup and CCTV, giving both convenience and peace of mind.

Outside is where this home really comes into its own. The rear garden stretches to around 200 ft, offering a wonderful sense of privacy and space. A sun terrace and seating area make it perfect for summer dining, while the lawn and mature planting create a peaceful, green backdrop. There's even gated access directly into the woodland behind, ideal for walks straight from your door.

To the front, the property is set well back from the road, with ample parking behind electric gates and mature hedging adding to the





TOTAL FLOOR AREA: 2957 sq ft. (274.7 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MetreX 02/05



- Five-bedroom detached family home on a generous south-side plot
- Bright and flexible layout ideal for modern family living
- Bespoke kitchen with granite worktops and high-quality appliances
- Principal bedroom with fitted wardrobes and en suite bathroom
- Gated frontage with ample off-street parking and excellent transport links
- Fully refurbished in 2022 including a loft conversion
- Spacious sitting room with doors opening into a dining/family area
- Additional ground floor bedrooms and shower room for versatility
- Approx. 200 ft rear garden with terrace, seating area and woodland access
- EPC Grade C

