



SIMPLY HOMES

Stoat Close

Hertford SG13 7GH

Price Guide £750,000



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Summary:

Simply Homes are delighted to bring to the market this superb detached four bedroom, two bathroom family home located within a peaceful residential cul-de-sac on the highly desirable east side of Hertford. This is a really well specified house with generous, intelligently designed living space that has been carefully configured to meet all of a modern family's needs, along with a valuable garden room that would be perfect as a substantial home office, among many other potential uses.

Accommodation:

This is an attractive house presented in fabulous condition inside and out, that enjoys a classic appeal, typified by the brick and half timbered finish to the front and the coordinating extended tiled roof sections that sit above the lovely bay window on the living room and provide a useful protective porch over the front door and front facing storage room.

The pretty front door, inset with decorative glass panels, opens into a generous entrance hall, from which the ornately crafted staircase curves up to a charming galleried upper hallway above. From the entrance hall doors open into the living room, kitchen/dining/family room and a well placed guest cloakroom, as well as a useful cupboard built in under the stairs. An elegant feature of the entrance hall is the solid wood floor that flows from the front door through into and around the large kitchen/dining/family room, giving a wonderfully authentic colour and texture that counterpoints perfectly with the clean, white and muted tones of the ceilings, walls and doors. It is a clever and expertly executed stylistic balance that is typical of the whole property.

The living room is a superb space, large enough and of a good shape that will give you plenty of options as to how you lay out and furnish the space, and easily able to accept multiple sofas and chairs. The room is abundantly lit through the large bay window to the front and an additional window to the side, and is again well styled, with subtle cornices lining the ceiling that offer a neat visual link to the charming fireplace at the centre of the outside wall, that houses a wonderful decorative stainless steel grate and surround within it.

From the rear of the entrance hall there is access through into the impressive kitchen/dining/family room that stretches across the full width of the rear of the house. Certainly this is a large room by any measure, extending as it does to over twenty-six feet in length, but it also offers nicely balanced proportions that make it so easily usable as a multi-tasking space. The daylight pours in unhindered through a set of five panel bi-fold doors that occupy the whole of one side of the rear wall, which, when open ensure a seamless connection out onto the spacious patio beyond, and there is another substantial window at the rear of the kitchen area to boost the natural light even further.

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This really is a very special room indeed, that works in complete harmony with the separate living room to provide usable space for the whole family whatever their needs at the time, and is sure to establish itself as the hub and beating heart of this wonderful home. One end of the room has been sensibly allocated as the working kitchen area and this is lined with a comprehensive array of wall and floor mounted cabinets that guarantee you will never run out of storage or food preparation worktop area, with both aspects further enhanced by an attractive island that also serves well to offer a neat delineation between the kitchen and other areas. Mottled black granite worktops offer a fresh contrast to the crisp white cabinetry, which houses a full complement of integrated appliances, supported by a perfectly placed utility/laundry room accessed from a door in one corner that is fitted with matching cupboards and worktop, along with plumbing and power for a washing machine and dryer. From the utility/laundry room there is a useful glazed door opening out into the rear garden. The remainder of the room, a substantial space in its own right, is left as open floor area for you to use in any way that suits you best, and is fully adaptable, changing and developing with you as your needs evolve over time. It is perfectly able to accommodate a large dining suite and separate sofas and chairs with ease, with the generous bi-fold doors keeping the room light and bright throughout the day and really bringing the outside in, whether they are open or closed.

Upstairs is a good sized hallway with a front facing window that is attractively galleried over the entrance hall. From here doors open into each of the four bedrooms, a neat built-in storage cupboard and the family bathroom, which has a bath fitted with a shower attachment and glass screen above it. Three of the bedrooms are doubles, with two of them being even larger than that whilst also boasting fitted wardrobes. Additionally, the principal bedroom benefits from a smart en suite shower room.

Exterior:

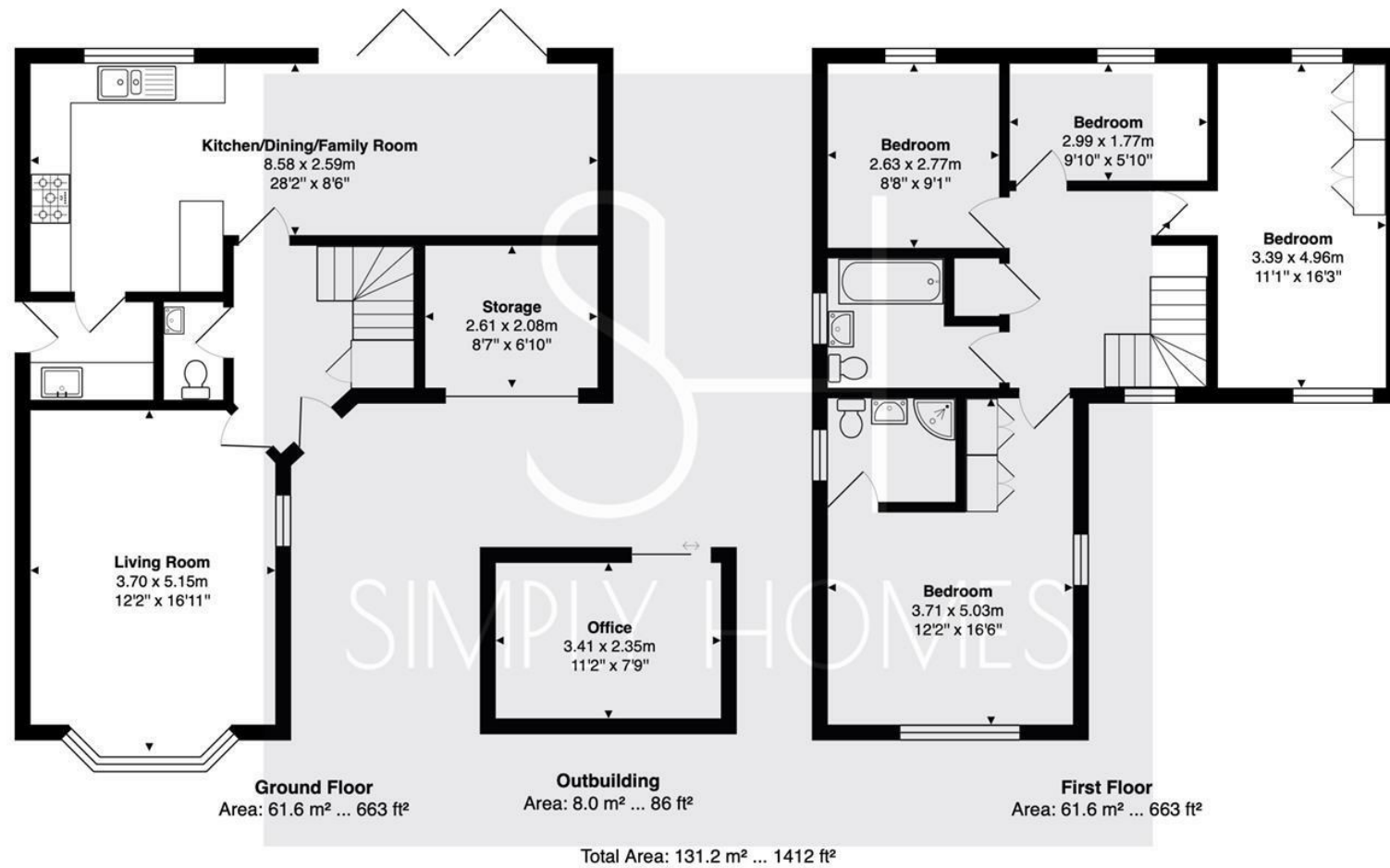
The attractive frontage offers off-street parking on the driveway that leads up to the house and the front facing storage room, which is ideal for bicycles, prams and other family items, and has a valuable EV charging point mounted alongside the up and over door. To one side of the driveway a neat lawn runs up to the bay window at the front of the living room, with a nice variety of shrubs and bushes gracing the flower border on the other side. There is useful secure gated access along the side of the house into the rear garden which is perfect for children and pets as it is fully enclosed and secure. At the rear a terrific paved patio runs the full width of the house, elegantly curving out into an expanded area that is ideal for outdoor casual seating and dining furniture. Around the centrally placed lawn is a number of raised flower beds, along with specimen trees and shrubs lining the perimeter boundary. The rear corner of the garden presents a superb garden room, which is a premium quality installation in immaculate condition inside and out. Fully insulated and fitted with light and power this would make a stunning work from home facility, but should that not be a requirement then really the sky is the limit! Gym, arts and crafts studio, playroom, games room, bar, teenage hangout space, or even a guest bedroom, the choice is almost endless and is completely yours to make. Whatever role it takes on for you it is a fabulous addition to this already lovely family home.

Location:

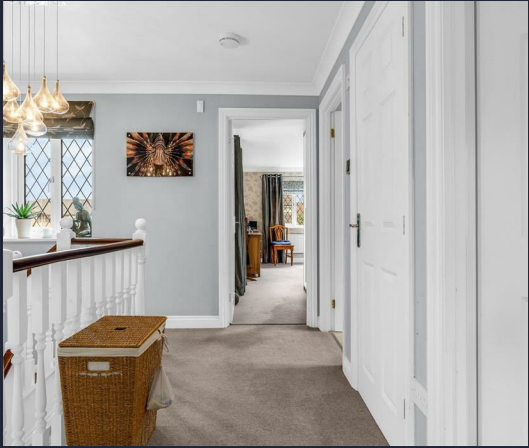
The property is nestled within an extremely popular, quiet, family friendly area along a tranquil cul-de-sac. The thriving and bustling centre of Hertford is just a minute or so away by car, with two mainline stations getting you into central London in around 25 minutes and the main arterial roads of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















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