



SIMPLY HOMES

**Newgate Street Village**

Newgate Street SG13 8RA





# Newgate Street Village

Newgate Street SG13 8RA

## Summary:

Simply Homes are delighted to bring to the market this generously proportioned three double bedroom family home set in the ever popular village of Newgate Street. This stylish and elegant property benefits from secure gated off street parking and a substantial ground floor extension incorporating an absolutely fabulous kitchen/dining/family room. Set in a quiet residential road surrounded by other quality family homes within this small rural village, yet just minutes from larger towns and with great local transport links by rail and road make this a rare opportunity to acquire such a special property.

## Accommodation:

The front door opens directly onto a large, nicely shaped hallway which is well lit by a window to the front as well as multiple windows above the stairwell. From here doors lead into the utility/laundry room and the conveniently placed guest cloakroom. Part glazed double doors open into both the kitchen/dining/family room and the living room, giving a wonderful open feel and easy flow to the ground floor.

The living room is a good size, being over eighteen feet long, and a nice shape allowing creative furnishing and layout. Enjoying plenty of natural light from the large window to the front and benefiting from an elegant fireplace with a modern log burner providing an attractive focal point, this is a lovely room for spending time as a family and entertaining guests.

The kitchen/dining/family room is truly impressive, architecturally, stylistically and through its sheer size. At nearly thirty five feet long and nearly twenty two feet deep, it stretches the full width of the house and occupies over half of the ground floor footprint. Absolutely drenched in natural light from the three sets of bi fold doors and the two substantial roof lights, this room absolutely epitomises the successful ambition of bringing the outside in. A room this size needs intelligent use and this has been readily achieved by the current owners with the use of well placed furnishings effectively establishing "rooms within the room".

The fitted kitchen area is fully equipped with all of the integrated appliances one would expect in a house of this size and quality, complemented by an array of wall and floor mounted cupboards giving plentiful storage. This is further enhanced by a wonderful centrally placed island housing the double sink and providing a nice breakfast bar area. Additionally, the adjacent large utility/laundry room allows the kitchen to be kept clean and uncluttered, which is a real bonus. The remainder of the room is left open, giving you a wonderful opportunity to use it as best suits your family. The current owners have made excellent use of it as an open dining area and a more enclosed separate family/hang out space, which works exceptionally well. Connecting so well out onto the full width rear patio makes this an incredibly versatile and usable space all year round, just perfect for parties as well as family time together.

The pretty staircase leads elegantly up to the large galleried landing on the first floor, again a light bright space thanks to the multiple windows to the front aspect. From here doors lead off into the three large double bedrooms and the well appointed family bathroom, which boasts a separate bath and shower. All three of the bedrooms benefit from fitted wardrobes, with the main bedroom having a spacious walk in dressing area.

## Exterior:

Secure gated access leads to a large driveway area with additional off street parking for multiple cars. The single garage provides storage for bikes, golf clubs, lawn mowers and the usual family paraphernalia best not kept in the house and the attractive frontage is highlighted by some well maintained hedging and selected specimen trees. A useful separate gated access opens into the rear garden, which is fully enclosed and so very pet and child friendly. Non slip decking spans the full width of the rear, making this a really great space for relaxing and entertaining, with the remainder of the garden presented as lawn with a border of shrubs and small trees, along with a small barbecue area in one corner.

## Location:

Newgate Street is a lovely village around 6 miles south west of Hertford. Surrounded by thousands of acres of woodland and open countryside and located on the Hertfordshire Way with miles of footpaths, bike trails and bridleways, this is a superb rural location, yet still within easy reach of nearby towns such as Cuffley, Goffs Oak and Broxbourne with easy rail access into central London. Being just a few miles from the M25 and 30 minutes from London by road make this the best of both worlds - country living with easy London access.







**- Ground Floor -**

**Entrance Hallway**

**Cloakroom/WC**

**Utility Room** 9'4" x 7'8" (2.86m x 2.35m)

**Living Room** 18'0" x 13'11" (5.51m x 4.25m)

**Kitchen/Dining/Family Room** 21'8" x 34'8" (6.62m x 10.59m)

**- First Floor -**

**Landing**

**Bedroom One** 18'2" x 10'5" (5.55m x 3.20m)

**Bedroom Two** 8'4" x 14'11" (2.55m x 4.57m)

**Bedroom Three** 9'6" x 11'10" (2.90m x 3.62m)

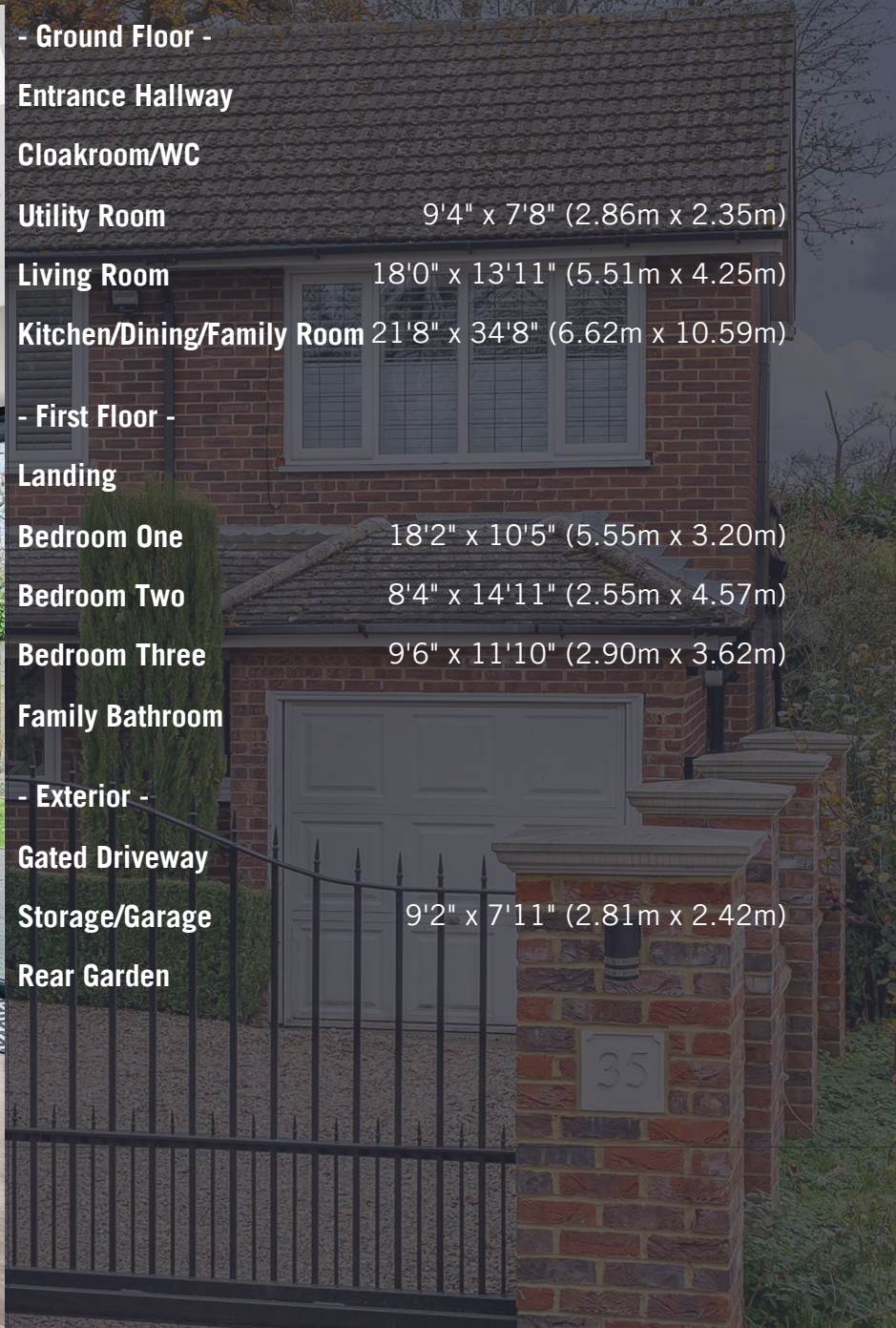
**Family Bathroom**

**- Exterior -**

**Gated Driveway**


**Storage/Garage** 9'2" x 7'11" (2.81m x 2.42m)

**Rear Garden**







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	





Total area: approx. 165.3 sq. metres (1779.1 sq. feet)







