



DECEPTIVELY SPACIOUS THREE BEDROOM BARN STYLE HOME ENJOYING A CORNER COURTYARD POSITION WITHIN THIS HIGHLY REGARDED DEVELOPMENT IN THE POPULAR VILLAGE OF WALKERN.

Enjoying a semi-rural location on the edge of this highly regarded Village, a rare opportunity to purchase a three bedroom "Barn conversion" style family home within this sought-after courtyard development. Built by Leach Homes to a period design, the property blends character features with stylish contemporary design creating a beautiful home with a deceptively spacious arrangement of accommodation over two floors. The property enjoys a private position tucked away in the corner of the courtyard with an established private garden enjoying an excellent degree of privacy with pleasant views to a small orchard and paddocks at the rear.

The accommodation comprises a wide welcoming reception hallway, a most comfortable generous lounge, separate dining room, study, downstairs cloakroom/wc, open plan kitchen/breakfast room and a separate utility room, first floor landing leading to three generous bedrooms, two of which have built-in wardrobes, with an en-suite shower room to the master bedroom and a well-appointed family bathroom. Further practical benefits include sealed unit double glazing and gas fired central heating with the addition of an open fronted car port with a secure storage cupboard beyond and additional parking for one further vehicle to the front. Viewing recommended.

WALKERN

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good"

THE ACCOMMODATION COMPRISES

Sealed unit double glazed front door opening to:

RECEPTION HALLWAY

A wide welcoming reception hallway finished with stylish wooden flooring, staircase rising to the first floor with understairs coats cupboard and oak panelled doors to:

DOWNSTAIRS CLOAKROOM / WC

5'10" x 5'9" (1.78m x 1.75m)

Fitted with a pedestal hand wash basin and low level wc with push button flush, tiled splashbacks, ceramic floor tiles, radiator, vanity mirror and extractor fan.

STUDY

8'10" x 8'1" (2.7m x 2.46m)

A useful additional reception room currently used as a study/home office with a radiator and double glazed window to the front elevation.

DINING ROOM

12'7" x 10'4" (3.84m x 3.15m)

Ample space for family sized dining table, radiator with decorative wooden cover, sealed unit double glazed french doors with full height side windows opening to the rear garden.

LOUNGE

17'7" x 16'2" (5.36m x 4.93m)

A most comfortable room of excellent proportions featuring full height double glazed french doors with full height side windows overlooking the rear garden. Natural stone fireplace with electric flame effect fire creating a focal point to the room, two radiators with decorative wooden covers, TV and phone points.

KITCHEN / BREAKFAST ROOM

17'7" x 11'6" (5.36m x 3.5m)

An open-plan kitchen/breakfast room of excellent proportions, the kitchen area defined by a comprehensive

range of beech base and eye level units and drawers finished with contrasting wooden effect work surfaces and an inset stainless steel sink unit with mixer tap. A range of integrated appliances include a stainless steel and glazed double oven, fridge/freezer, dishwasher, gas hob with stainless steel extractor canopy above and a full height larder cupboard. Under-unit and downlighters, cream tiled splashbacks with cream tiled floor tiles. Ample space for breakfast table, two radiators and sealed unit double glazed windows to both the front and side elevations. Door to:

UTILITY ROOM

11'11" x 5'7" (3.63m x 1.7m)

Fitted with a matching range of beech base and eye level units with contrasting wooden effect work surfaces with an inset stainless steel sink unit with mixer tap. Integrated washing machine with space for tumble dryer, continuation of cream ceramic floor tiles, sealed unit double glazed door and window to the side elevation.

FIRST FLOOR LANDING

Spacious "L" shaped landing with sealed unit double glazed Velux window to the side elevation with fitted blinds, radiator, airing cupboard with laundry shelves. Doors to:

BEDROOM ONE

15'9" x 11'10" (4.8m x 3.6m)

A most comfortable spacious master bedroom of excellent proportions with measurements excluding two built-in double wardrobes, access to the main loft space, radiator and sealed unit double glazed window to the rear elevation with views over the garden, surrounding farmland, stables and manege. Door to:

EN-SUITE SHOWER ROOM

8'9" x 5'4" (2.67m x 1.63m)

Fitted with a modern white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin, corner shower cubicle fitted with a chrome thermostatic shower, white tiled walls to half-height, shaver point, white heated towel rail, downlighters, extractor fan and sealed unit double glazed Velux window to the side elevation.

BEDROOM TWO

11'7" x 6'7" (3.53m x 2m)

A further generous double bedroom with measurements excluding two built-in double wardrobes, radiator and sealed unit double glazed windows to both the front and side elevations.

BEDROOM THREE

13'9" x 7'3" (4.2m x 2.2m)

A well-proportioned third bedroom with a radiator and sealed unit double glazed window to the rear elevation with views over the garden, surrounding farmland, stables and manege.

BATHROOM

7'1" x 5'8" (2.16m x 1.73m)

Fitted with a modern white suite comprising a low level wc with push button flush, pedestal hand wash basin and a panelled bath, white tiled walls with contrasting grey tiling to the bath splashback and mosaic border tile, radiator, downlighters, extractor fan and sealed unit double glazed window to the rear elevation.

AGENTS NOTE

We have been advised by the vendor that there is an annual charge of £17.00 for the upkeep of the communal gardens.

OUTSIDE

FRONT

The property enjoys a pleasant courtyard position located in the corner of the development with a step to the storm porch and front door with carriage light.

CAR PORT

Open-fronted single car port with secure storage cupboard beyond, gate providing side and rear access with additional parking for a further vehicle to the front of the car port.

REAR GARDEN

The property enjoys the benefit of an established landscaped private rear garden laid predominantly to lawn with a wide curved paved terrace with dwarf stone built boundary walls with shingled borders with steps extending to the rear of the garden, enclosed by combination of close-boarded and ranch style fencing with a number of mature flowering shrubs. Outside tap and light, gated access to the covered car port and remote controlled electric sun awnings above both sets of french doors opening to the lounge and dining room. Open aspect beyond backing onto a small orchard with stables and manege beyond.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.
The East Hertfordshire Council Tax Band is F.
The EPC Rating is C.

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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FIXTURES & FITTINGS: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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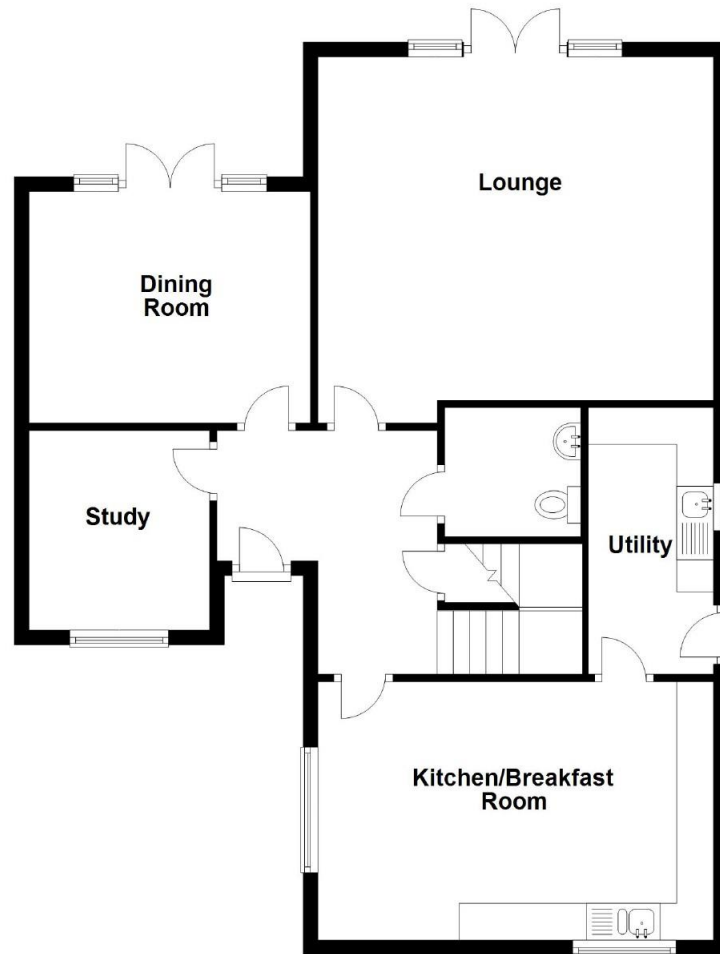




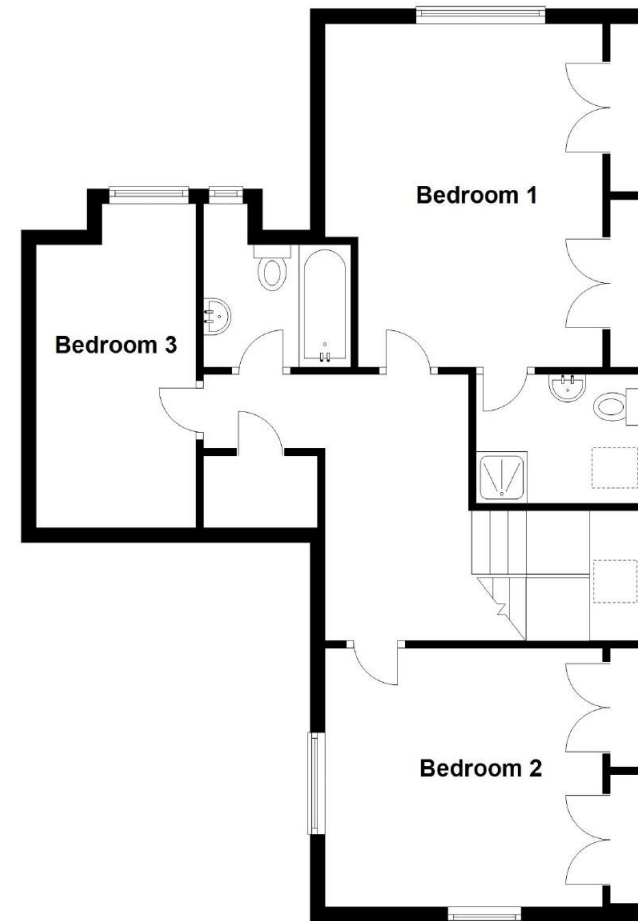




Ground Floor



First Floor



Total area: approx. 153.3 sq. metres (1650.6 sq. feet)