



Bryan Bishop
and partners

Datchworth Green
Datchworth, SG3 6TL

Guide price £635,000



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Summary:

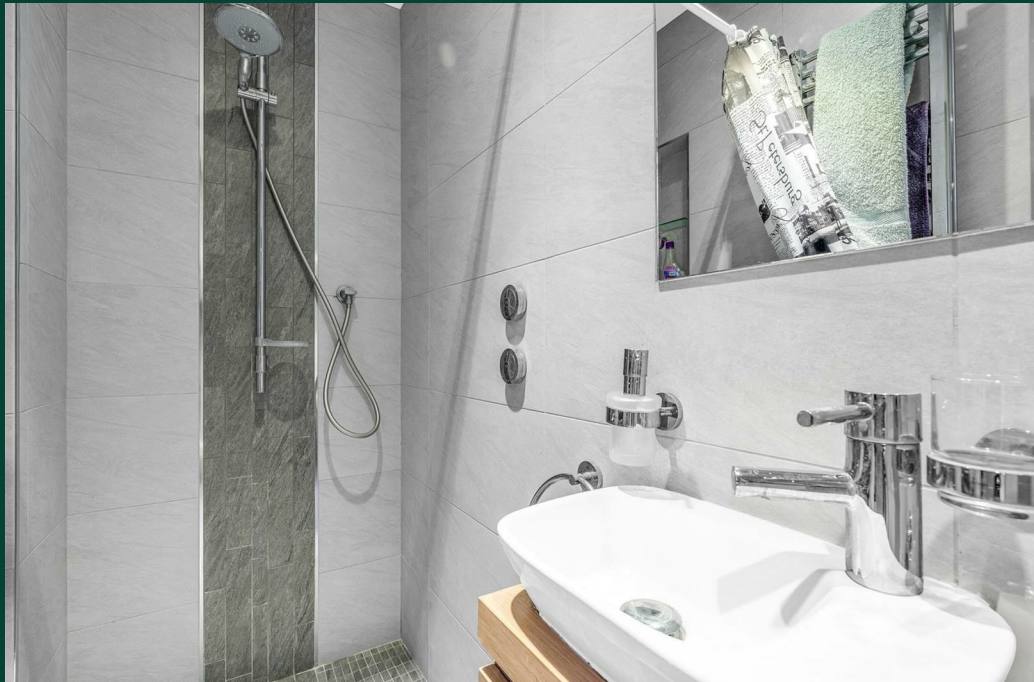
Bryan Bishop and Partners are delighted to bring to the market this attractive three-bedroom, two-bathroom red brick village house in a wonderful semi-rural setting in the popular Hertfordshire village of Datchworth. This deceptively spacious family home offers flexible living space that includes a ground floor bedroom with an en-suite WC and a superb terrace to the rear of the principal bedroom on the first floor. The charming front door, complete with decorative leaded light glass inset panels, is set beneath a cantilevered tiled roof porch that offers both visual appeal and welcome weather protection. Inside is a neat lobby which opens through a further door into the corner of the front facing dining room.

Accommodation:

This house offers a wonderful combination of traditional and modern, effortlessly blended in a skilful and creative way, and this aspect is clearly on display in the dining room. Clean, fresh painted walls are joined by carpentry of the very highest quality to create bespoke shelving and storage units built into the recess either side of the chimney breast and the large front window is highlighted by an extended wooden window sill, beneath which is a gorgeous handmade banquette seat with clever and attractive wicker basket storage units incorporated below. The room performs wonderfully as a spacious dining room as well as a great reception room, ensuring a warm welcome to all your guests. Of course, the additional bedroom on the ground floor adds significantly to the flexibility on offer and means you can easily swap the function of the rooms around to best suit your lifestyle needs.

Most of the ground floor enjoys a semi open plan arrangement, which allows a nice easy flow around the main day to day living rooms and does a great job in maximising the real space available. This begins with the dining room, which opens directly into the kitchen, which runs back fully through the house to open out through glass double doors into the rear garden. The kitchen is a lovely room, very spacious and intelligently designed to create a practical and ergonomic yet appealing room. Of course, it is bathed in natural light thanks to the French doors at the rear, and this is boosted even further by the additional glass doors in the adjoining living room. The kitchen is blessed with a comprehensive array of wall and floor mounted cabinets fitted around most of the perimeter, ensuring you will always have plenty of storage and food preparation worktop space available. There is a full complement of appliances integrated within the cabinets, including multiple ovens and a gas hob with extractor above, along with designated spaces for certain free-standing items, including a double height fridge/freezer plumbed for a water cooler/ice maker. To the rear of the fitted area there is a lovely island which also offers a spacious breakfast bar. Beyond the breakfast bar is a nice open floor area that allows an easy flow through to the linked living room and out through the glass double doors into the rear garden.







In the corner of the kitchen is a door opening through into an inner lobby which leads to the stairs, a door out into the rear garden, a large storage cupboard and on into the valuable ground floor bedroom. This is a good-sized room with a large built-in cupboard and an en-suite WC. If this third bedroom was not required it would make a fabulous additional ground floor living room, office/study, playroom or dining room, enabling the WC to take on the role of guest cloakroom. On the other side of the house the living room, large by any measure at nearly eighteen feet long, extends the full depth of the property with a window to the front and glass double doors flanked by further full height windows at the rear. This is another delightful room, with elevated light levels, an open connection through to the rear of the kitchen and more than ample space. Easily able to accommodate multiple sofas and chairs, this room really emphasises the flexibility this house offers and would comfortably multi-task for you as a living room and dining room combined, freeing up other rooms for alternative uses.

Upstairs are two bedrooms, both large doubles, and the family bathroom which is fully tiled and boasts a bath fitted with a shower attachment. The principal bedroom has multiple fitted wardrobes, a luxury en-suite shower room and glazed French doors with full height windows either side that open onto a fabulous all weather deck terrace looking out over the rear garden.

Exterior:

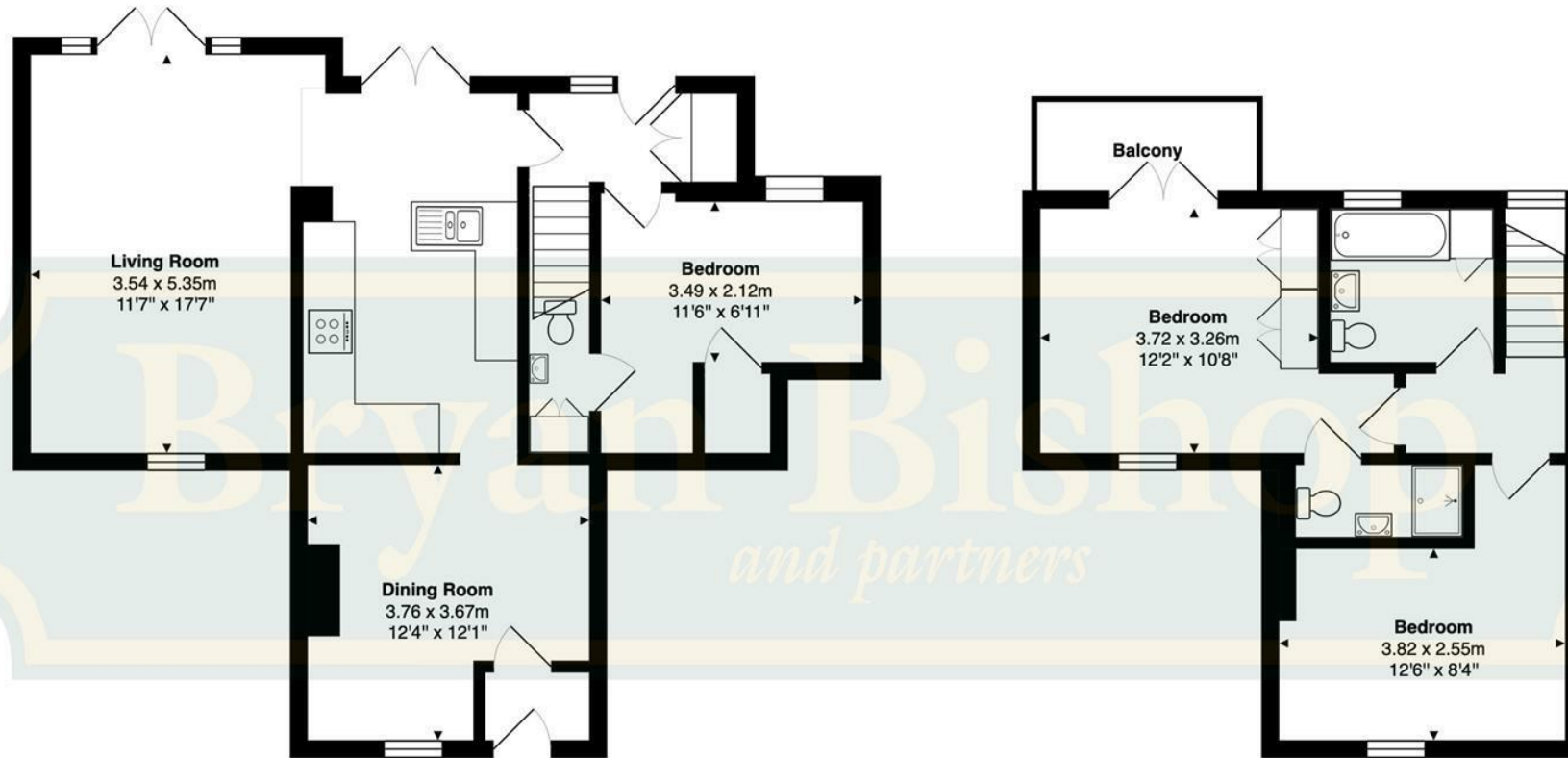
The house has lots of curb appeal, with its visually striking brickwork and a neat front garden alongside the block paved driveway. To the rear is a charming garden that is fully enclosed and secure and so is ideal for pets and children. A large patio of all-weather decking spans the full width of the living room, making a perfect spot for outdoor seating and dining furniture, with easy entry into the house through the various access points at the rear found in the rear lobby, kitchen and the living room. The garden is beautifully maintained with attractive raised beds that are planted with a wonderful variety of shrubs and bushes surrounding the central lawn. There is a lovely open aspect around the rear garden, creating a calm haven for precious time with family and yet large enough to also entertain guests.

Location:

Datchworth Village offers a wide range of amenities including restaurants/pubs, village shops, cricket, rugby, and tennis clubs, and great walks with far reaching views across the beautiful Hertfordshire countryside that surrounds it. The picturesque and popular villages of Burnham Green and Tewin are just a few minutes away. Nearby, Welwyn Garden City and Stevenage provide expansive arrays of shops. This village also benefits from great connections into London and the North via Stevenage or Watton train stations, both only a short drive away, as well as speedy access north or south by road via J6 or 7 of the A1(M).







Ground Floor
Area: 65.8 m² ... 708 ft²

First Floor
Area: 37.2 m² ... 400 ft²

Total Area: 102.9 m² ... 1108 ft² (excluding balcony)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
England & Wales		
EU Directive 2002/91/EC		









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