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Devey Way, Goldings, Hertford

A substantial modern family home with much character in the highly sought-after Goldings private estate just on the edge of Hertford. No chain.

£799,000

01992 87 85 80

Overall Description

This is a stunning contemporary family home with considerable character located in the highly desirable Goldings Country Estate with its 110 acres of beautiful parkland for its residents to enjoy. The property has been designed and built to provide the owners with a modern, light and spacious family home that also has lots of character features such as high vaulted ceilings in the bedrooms, a galleried landing overlooking the dining room, Juliet balcony in the master bedroom, wooden flooring and stone fireplaces in both reception rooms. The property was built as a four-bedroom home - but the stud wall has been opened into bedroom four to create a dressing room - although this could be changed back again if so desired. There are two bathrooms upstairs, one being en-suite to the master bedroom, as well as a downstairs toilet. There are two large reception rooms, the sitting room with French doors out to the patio, as well as a fitted kitchen to the front. The property has gardens to the front and the back, both a good-size, the back garden having a raised patio and rear gated access. There is a car-port for one car and an allocated parking space just opposite the property. If you are looking for a practical modern family home with heaps of character and plenty of grounds for children to play safely on site, then this property is definitely worth a visit. The property is being sold with no onward chain.

Location

The Goldings Country Estate is one of the most desirable addresses in Hertford largely because the location, set amongst 110 acres of parkland and lakes, is so beautiful and also so tranquil, but also because it is so conveniently located for local transport links and everything that the picturesque and thriving historic market town of Hertford has to offer. For instance, Hertford North station, with its regular services to London, is only a five minutes drive away, as are good local shops (including a Co-Op supermarket, butchers, bakers, Post Office and pharmacy). The property is close to excellent road links with the A414 giving quick access to the A1 and A10 and on to the M25, and there is a second station, Hertford East as well. The property is close to local schools including Hollybush Primary, Hertford St Andrews C of E, St Joseph's Catholic Primary School and The Sele School (a secondary school and sixth form with academy status). Hertford has a very good range of local facilities such as shops, restaurants, and supermarkets and the town is surrounded by some very beautiful countryside (footpaths including the Hertfordshire Chain Walk pass close by). There are a wide range of sporting and leisure pursuits close to hand, including Hartham Common with its riverside walks, Activity Centre, swimming pool and tennis courts.

Accommodation

A path leads across the front garden to the Front door into the:

Entrance Hall 5'5 x 5'3 (1.65m x 1.60m)

Tiled floor. Central-heating timer/thermostat.

Downstairs Cloakroom 7'4 x 2'6 (2.24m x 0.76m)

Window to front. Low-level WC. Wash-hand basin. Tiled floor. Radiator.

Inner Hall 7'11 x 5'1 (2.41m x 1.55m)

Utility cupboard with shelving and space/plumbing for a washing-machine and space for a tumble-drier.

Kitchen/Breakfast Room 15'11 x 12'4 (4.85m x 3.76m)

Window to front. Good range of kitchen units with roll-top work-surfaces and one and a half bowl stainless steel sink unit. Eye-level Bosch oven and grill. Five point gas hob with stainless steel extractor hood above. Fitted fridge/freezer. Fitted dishwasher. Tiled floor. Spotlights. Radiator.

Dining Room 20'10 x 13'8 (6.35m x 4.17m)

Carved stone fireplace (not working) with stone hearth . Vaulted ceiling with stained glass sky-light. Wooden flooring. Telephone point. Spotlights. Stairs to first floor. Radiator. Wooden steps down to door into:

Sitting Room 20'9 x 15'8 (6.32m x 4.78m)

Two windows to rear. French doors leading out the the patio and garden beyond. Stone fireplace (not working). Wooden flooring. TV aerial point. Two radiators.

First Floor 13'8 x 13'7 (4.17m x 4.14m)

From the dining room stairs lead up to the galleried landing with balustrade overlooking the room below. Wooden flooring. Two radiators.

Master Bedroom 15'10 x 12'3 (4.83m x 3.73m)

Windows to front with French doors leading out to a Juliet balcony with metal balustrade. High vaulted ceiling. Wooden flooring. TV and telephone points. Radiator.

En-Suite Shower Room 10'5 x 6'5 (3.18m x 1.96m)

Velux window in ceiling. Double shower cubicle with tiled surround. Low-level WC. Vanity unit with wash-hand basin and double shaver point. Modern heated towel-rail. Tiled floor with under-floor heating. Extractor fan.

Bedroom Four 15'7 x 8'3 (4.75m x 2.51m)

Currently used as a dressing room to the master bedroom but could be reinstated as a fourth bedroom or office by closing the entrance in the stud wall. Window to front. Radiator.

Bedroom Two 15'8 x 10'1 (4.78m x 3.07m)

Window to rear. High vaulted ceiling. Wooden floor. Radiator.

Bedroom Three 15'7 x 10'3 (4.75m x 3.12m)

Window to rear overlooking the garden. High vaulted ceiling. Wooden floor. Radiator.

Bathroom 6'9 x 6'9 (2.06m x 2.06m)

Light tunnel in ceiling. Panel bath with shower above and shower screen. Low-level WC. Wash-hand basin. Mirror. Double shaver socket. Half-tiled walls. Extractor fan. Spotlights. Tiled floor.

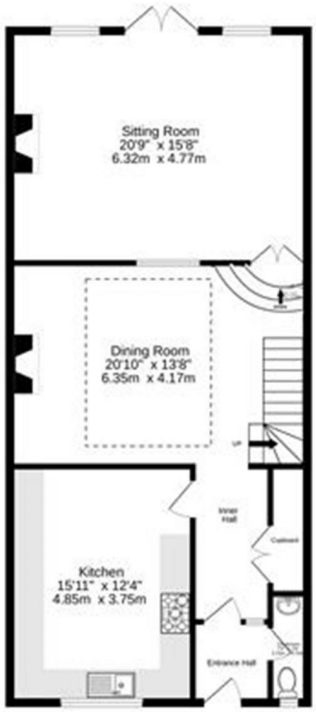
Outside

The property has a front and back garden, both being a good-size, with the back garden having a raised patio area for entertaining with steps down to the central lawn with hedging for privacy and a rear access gate. There is an allocated parking space as well as a car-port with space for a second car. Goldings residents have the use of the beautiful grounds which amount to around 110 acres a farmland and pasture including riverside walks - an idyllic place to bring up a family.

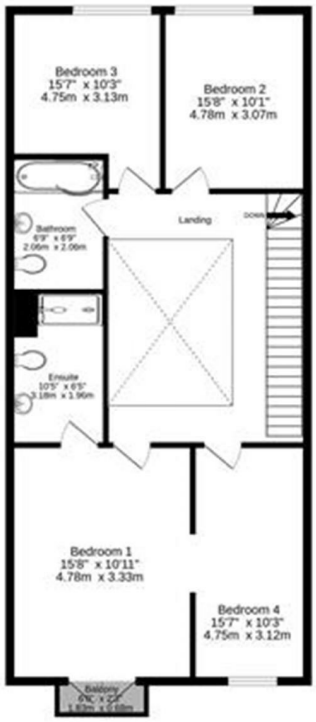
Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Freehold property with a communal charge for upkeep of the 110 acres of gardens and grounds, communal driveways and all other communal areas (c.£2,450 a year). Council Tax Band G. EPC Rating: C.

Ground Floor
893 sq.ft. (83.0 sq.m.) approx.



1st Floor
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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.
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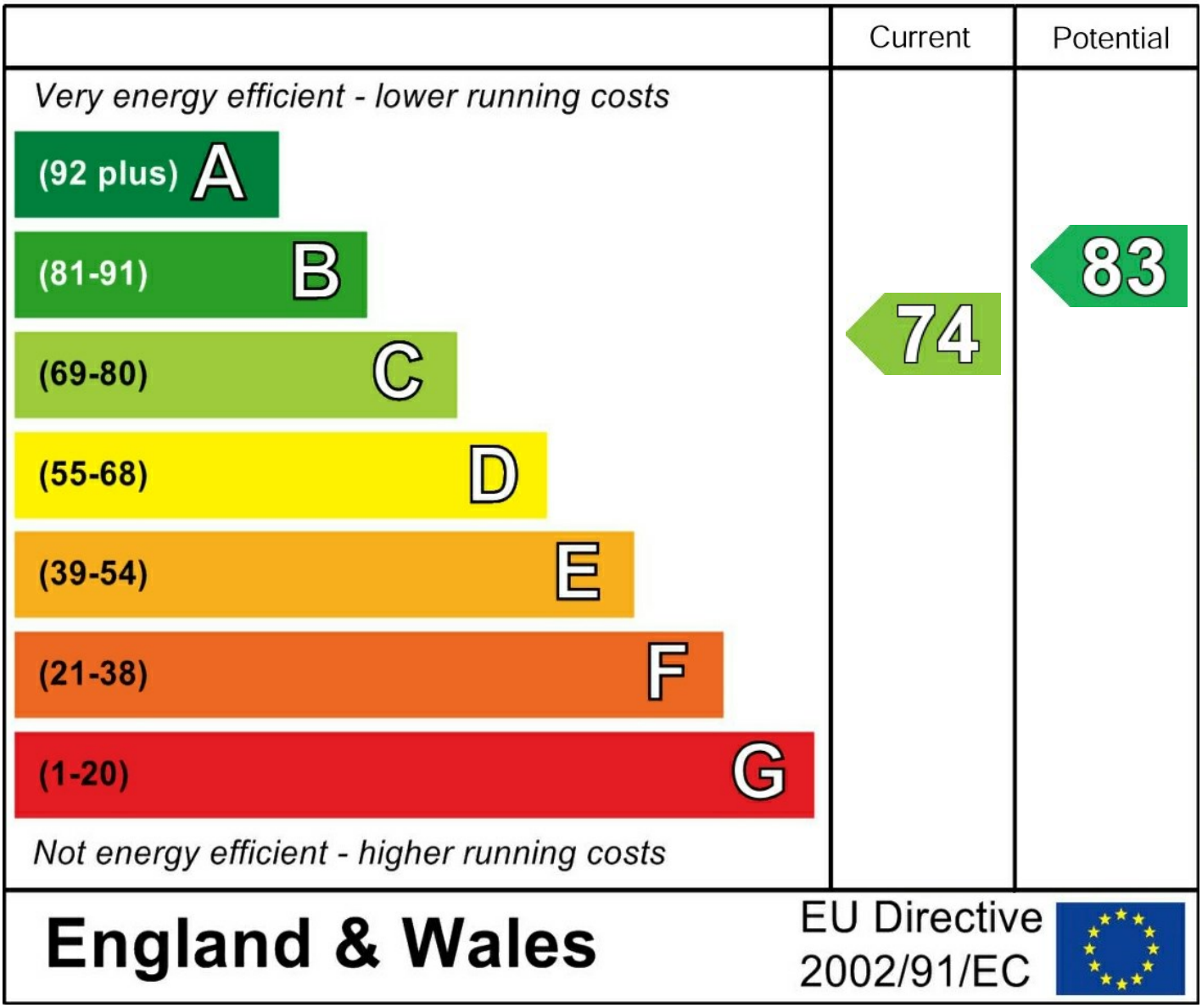
Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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