

Great Lawne, Datchworth

Nestled in the charming village of Datchworth, this immaculate home offers a delightful blend of comfort and modern living. The property has been thoughtfully extended to the rear and features open plan living and a playroom/office space in the converted garage, providing ample space for family life.

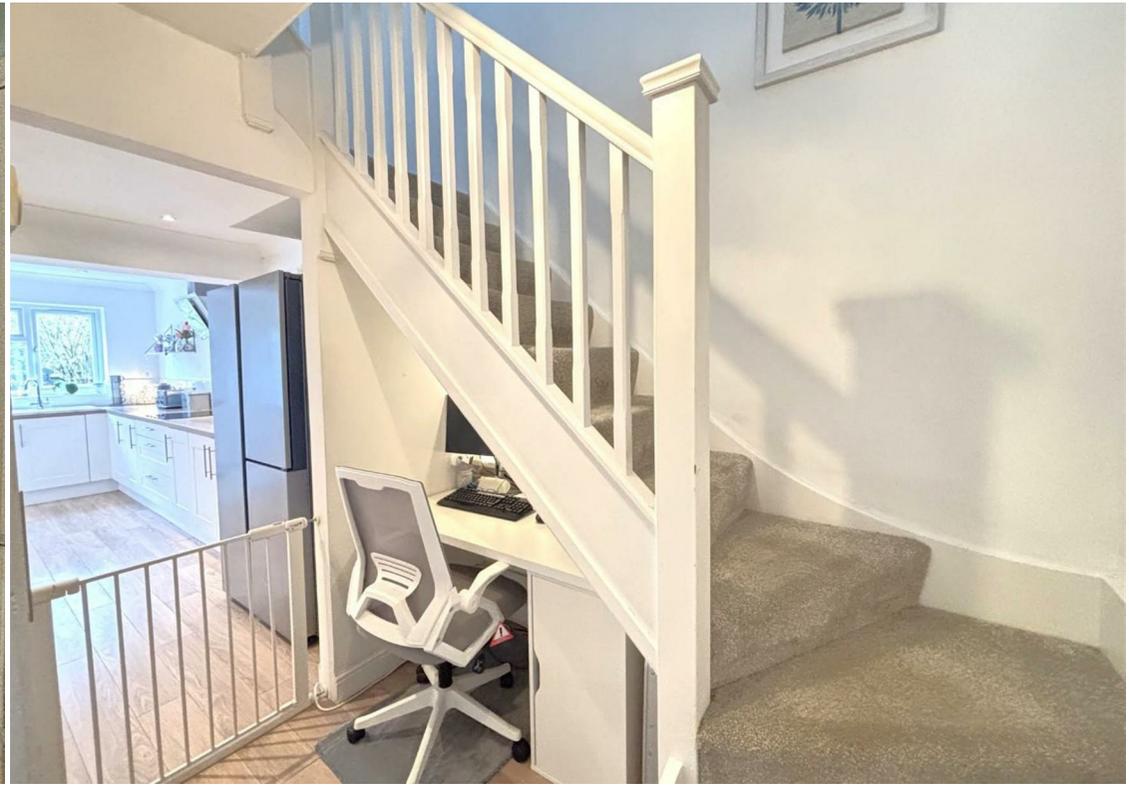
Inside, you will find three well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three bedrooms are generously sized, ensuring a restful retreat for all family members. The bathroom is well-appointed, catering to the needs of a busy household.

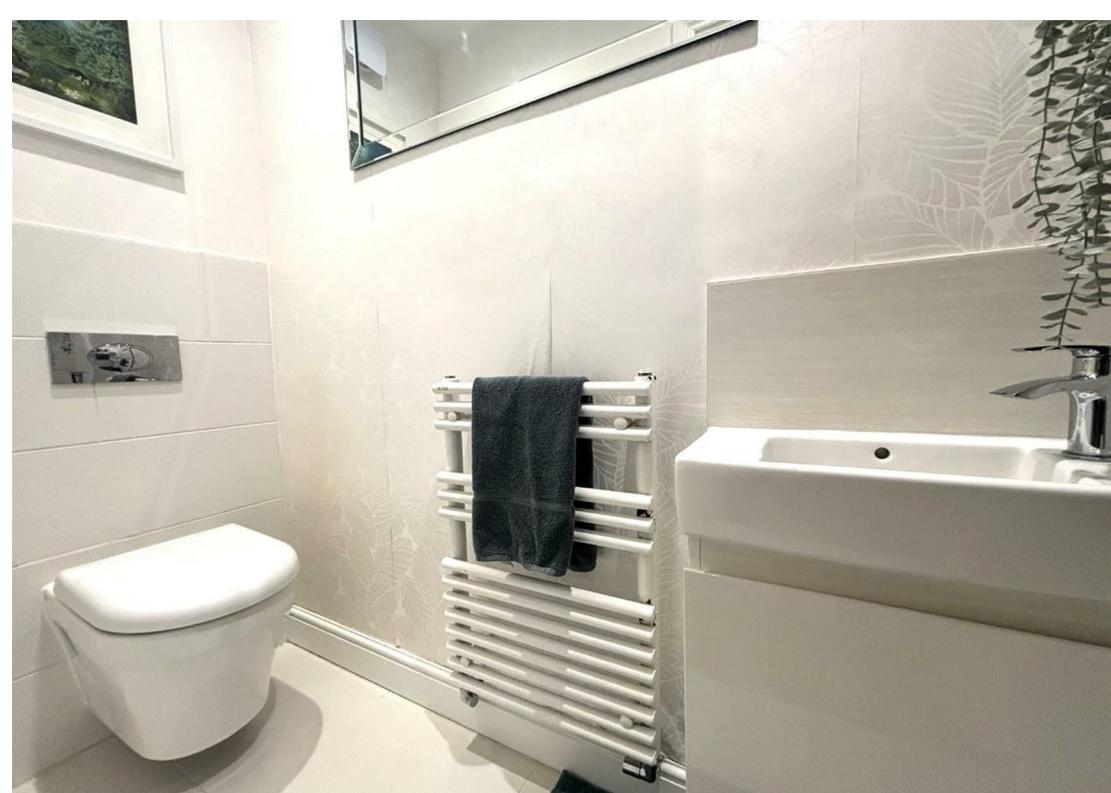
The property boasts a driveway that accommodates two vehicles, making parking convenient and hassle-free. The surrounding area is known for its friendly community atmosphere and picturesque surroundings, making it an ideal location for families and professionals alike.

The village of Datchworth boasts local shops, two pubs, parks and plenty of green space, whilst still being close to the towns of Hertford and Stevenage with their transport links to central London.

With the vendors having already found an end of chain onward purchase, this home is ready for its new owners to move in and enjoy. Whether you are looking for a first home or a place to settle down, this property in Great Lawne is a wonderful opportunity not to be missed.







Porch:

Opaque UPVC double glazed window to side, radiator and door to:

Living Room:

26'2 x 9'1

UPVC double glazed window to front, fireplace, radiator, opening and door to:

Playroom:

13'2 x 7'4

UPVC double glazed window to front, radiator and built in cupboards.

Dining Room:

9'1 x 8'10

UPVC double glazed sliding door opening to rear, radiator and opening to:

Kitchen:

18'5 x 7'4

Fitted with an extensive range of base and wall mounted units with contrasting worksurface incorporating one and half bowl sink with mixer tap and drainer, four ring induction hob with extractor fan over, built in double oven, microwave, dishwasher and washing machine, appliance space for American fridge/freezer, UPVC double glazed window to rear and opening to:

Inner Hallway:

Cupboard, stairs to first floor and door to:

WC:

Low level WC, wash hand basin with mixer tap.

First Floor Landing:

Loft access, cupboard and doors to:

Bedroom One:

13'2 x 9'9

UPVC double glazed window to front and radiator.

Bedroom Two:

13' x 11'1

UPVC double glazed window to rear, radiator and cupboard.

Bedroom Three:

8'3 x 7'8

UPVC double glazed window to front and radiator.

Bathroom:

6'8 x 6'6

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled throughout, heated towel rail and opaque UPVC double glazed window to rear.

Garden:

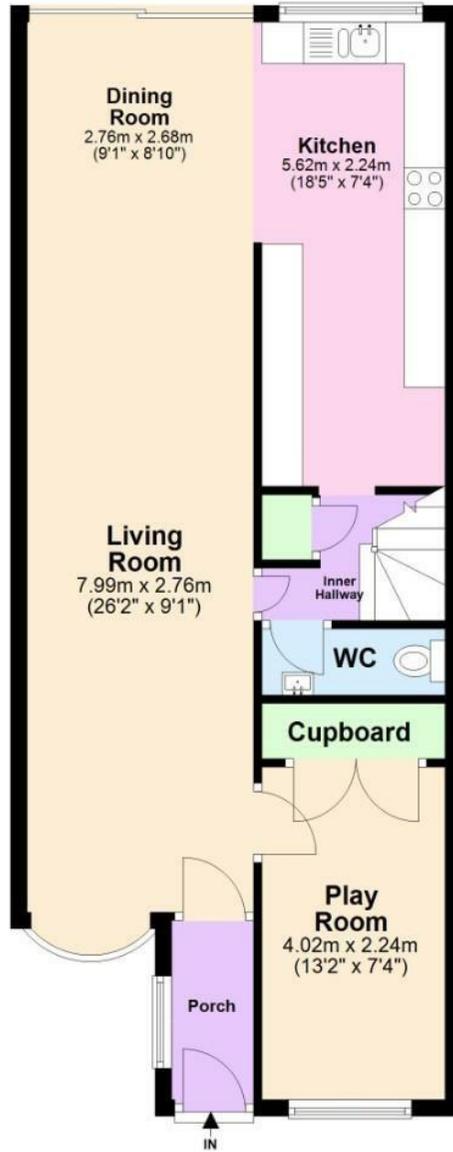
Seating area with steps leading up and lawn and enclosed by panel fencing, shed, raised planters, pedestrian gated rear access, outside tap and light.

Driveway:

Providing off street parking for two cars.

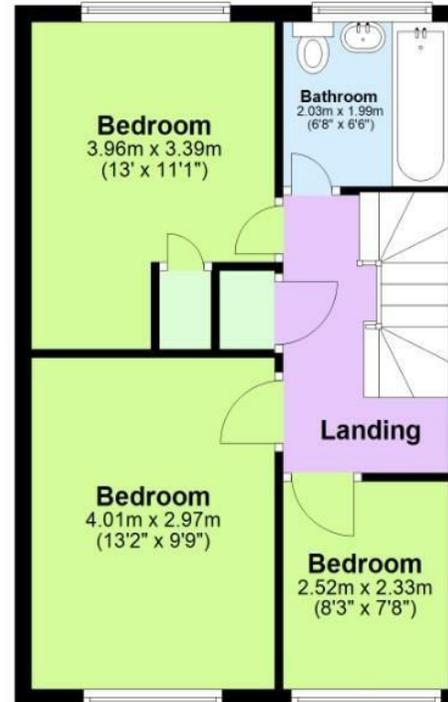
Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor

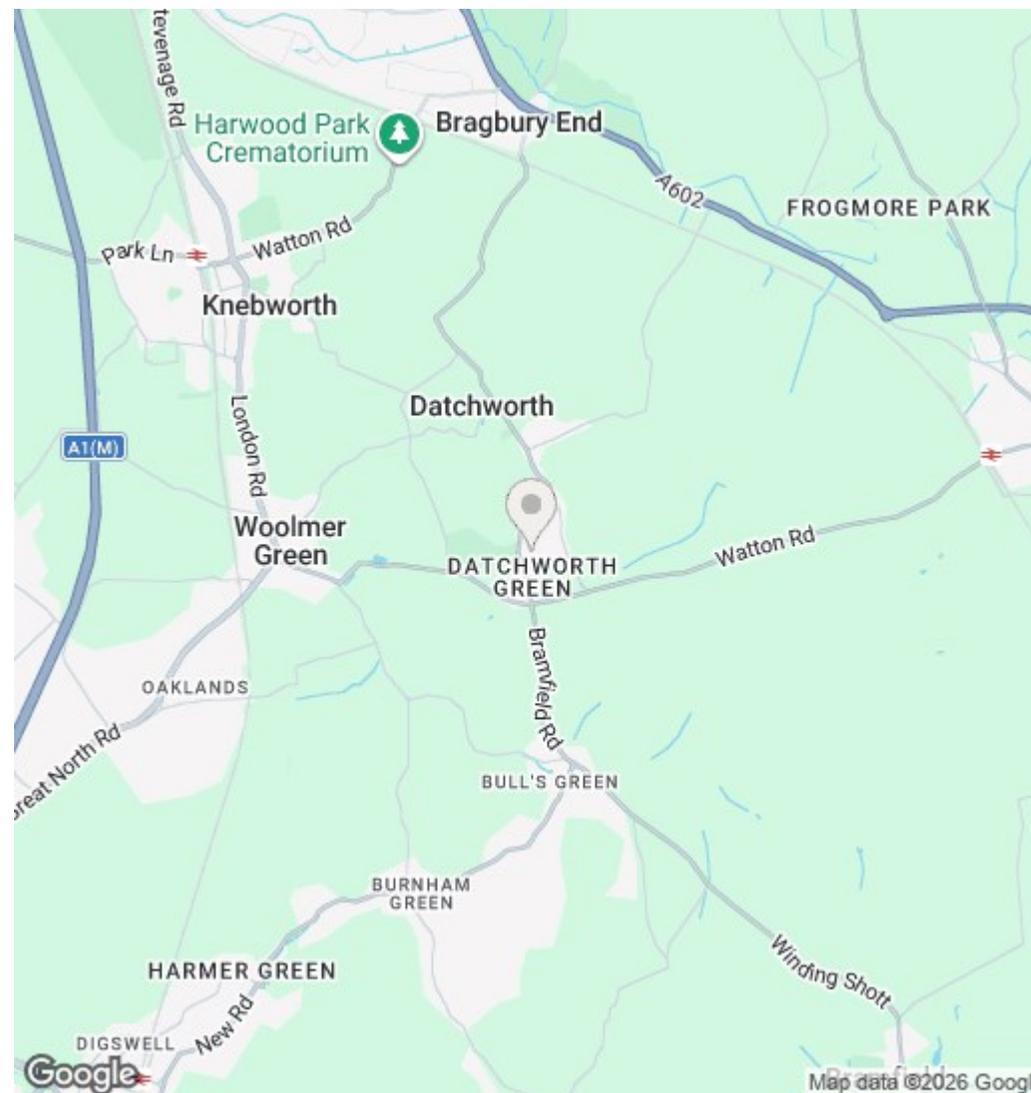
Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 101.6 sq. metres (1093.5 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com