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Ellis Fields, St. Albans, Hertfordshire, AL3 6BQ
Guide price £1,650,000

Nestled within a peaceful location and in one of St. Albans most desirable modern developments, this immaculate, five double bedroom, detached family residence offers effortless living with a sense of space and style set in beautiful surroundings. The property flows beautifully over two levels and measures over 2,800sq ft and subject to obtaining the relevant planning consents, has potential to increase. The floorplan design can be adapted to allow for open plan living but as it offers accommodation conducive to the busy family lifestyles. Over the years the current owners remodelled and refurbished the property throughout creating a welcoming and comfortable home with a stylish modern décor and good quality fixtures and fittings. Five living areas include a 22ft living room with feature fireplace lending a cosy feel, a conservatory bathed in natural daylight open to the family room, playroom/study, and a luxury fitted kitchen/breakfast room complemented beautifully by quartz worktops surfaces and good quality appliances. The first floor accommodates five double bedrooms, two with en-suites and a luxurious bathroom complete with twin wash hand basins and fitted cupboard space. The principal bedroom also boasts a dressing room and a feature vaulted ceiling gives a bright and airy feel. The outside is as impressive as the inside. Living areas spill out to the private landscaped southerly facing rear garden via double doors from the living room and door from the conservatory. A patio area is laid with blue grey granite stones providing different areas for entertaining or relaxing. To the front is a driveway providing off road parking which in turn leads to the double garage. Ellis Fields is a favoured address for families as it is close to excellent schooling and residents get to enjoy the lovely communal green spaces. Batchwood Golf course, Heartwood Forest and highly regarded local schools are only a short distance away. Ellis Fields also provides easy access to the extensive shopping and leisure facilities of the city centre and the main line train station.



Introduction

Accommodation comprises of: Entrance Hall, Playroom/Study, Cloakroom, Living Room, Kitchen/Breakfast Room, Utility Room, Family Room, Conservatory, Principal Bedroom with En-Suite & Dressing Room, Bedroom Two with En-Suite, Three Additional Bedrooms, Family Bathroom, Front & Rear Gardens and Parking.

Ground Floor Accommodation

Entrance Hall

Door to front aspect. Wood style flooring. Radiator. Courtesy door to double garage. Stairs rising to the first floor with newly fitted carpet. Cloaks cupboard. Understairs storage cupboard.

Cloakroom

'Villeroy & Boch' white suite comprising of wash hand basin and low level wc. Radiator. Wood style flooring. Window to side aspect.





Playroom/Study

Window to front aspect. Wood style flooring. Radiator.

Living Room

Patio doors with windows either side to rear aspect. Wood style flooring. Radiator. Feature gas fireplace with Chesney's surround and granite hearth. Handmade built-in cupboard with shelving.

Kitchen/Breakfast Room

Luxury range of fitted wall and base units with quartz work top surfaces over. Feature island with units under, quartz work top surfaces and feature lighting over. Breakfast table with quartz worktop surface attached to island. One and a half bowl sink unit with drainer. Integrated 'Neff' ovens. 'Neff' gas hob with extractor hood over. Integrated 'Bosch' dishwasher. Wood style flooring. Window to rear aspect. Door into utility room. American style fridge/freezer.

Utility Room

Fitted wall and base units with work top surfaces over. Sink with drainer. Fridge/freezer. Space for washing machine and tumble dryer. Wood style flooring. Door to side aspect.

Family Room / Conservatory

Family Room - Wood style flooring. Radiator. Open to the conservatory.

Conservatory - Windows to rear and side aspects. Door to the rear garden. Blinds to ceiling windows and blinds to side and rear windows. Wood style flooring. Lighting. Radiator.







First Floor Accommodation

Landing

Stairs from entrance hall. Carpet. Airing cupboard. Radiator.

Bedroom One

Window to front aspect. Wall lights. Radiator. Carpet. Door to en-suite. Door to dressing room.

En-Suite

Newly fitted in August 2020. Window to side aspect. 'Villeroy & Boch' white suite comprising of low level wc, wash hand basin and shower cubicle. Radiator. Extractor fan. 'Harvey Maria' vinyl flooring. Shaver point.

Dressing Room

Newly fitted in August 2020. Hanging space and shelving. Inset jewellery tray.

Bedroom Two

Window to front aspect. Two double built-in wardrobes. Radiator. Carpet. Access hatch to large, part boarded loft space with pull down ladder.

En-Suite

Window to side aspect. 'Villeroy & Boch' white suite comprising of low level wc, wash hand basin and shower cubicle. Vanity mirror. Shaver point.



Bedroom Three

Window to rear aspect. Radiator. Carpet. Two double fitted wardrobes.

Bedroom Four

Window to rear aspect. Fitted wardrobe. Radiator. Carpet.

Bedroom Five / Office

Window to rear aspect. Radiator. Carpet. Extensive handmade built-in oak bookcase and shelving.

Bathroom

'Burlington' white suite comprising of twin sinks with vanity units under, low level wc, bath with mixer tap and shower cubicle. Fitted slim cupboard. Two heated towel rails. Shaver point. Tiled flooring. Window to front aspect. Underfloor heating.

Exterior

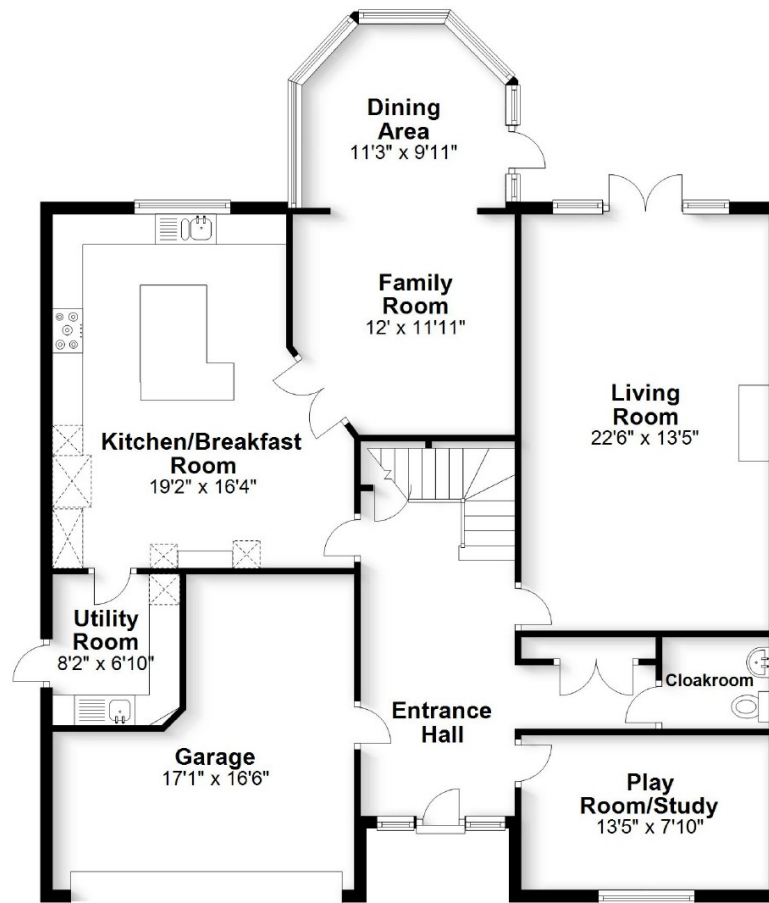
Rear Garden

Beautiful landscaped rear garden. Blue grey granite stone patio providing multiple entertaining and relaxing areas. Raised lawned area. Feature lighting. Side access. Outside water tap.



Ground Floor

Approx. 1473.4 sq. feet



First Floor

Approx. 1379.2 sq. feet



Total area: approx. 2852.6 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Front Garden

Brick paved driveway providing off road parking. Security lighting.

Double Garage

With light and power connected. Courtesy door into entrance hall

Energy Performance Certificate:

About St. Albans

An historic Cathedral City, approximately 22 miles from central London, which forms the main urban area of the City and district of St. Albans, in the County of Hertfordshire. A City that successfully combines modern day life and amenities with a history shaped by over 2000 years of continuous human occupation. Steeped in history dating back to Pre-Roman times, signs of which are clearly visible throughout the City today, St Albans is an historic market town and a much sought after location within the London commuter

belt. The City is popular for it's outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activites and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

St. Albans District Council

Council Tax Band

G

Council Tax Charge

£3067



