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6 Yew Tree Close, Walkern, SG2 7BF  
**Offers in excess of £525,000**



**SIGNIFICANTLY IMPROVED FOUR BEDROOM DETACHED FAMILY HOME PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT, ENJOYING AN ENVIABLE LOCATION TOWARDS THE END OF THIS HIGHLY SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC ON THE OUTSKIRTS OF THIS POPULAR EAST HERTFORDSHIRE VILLAGE.**

An attractive four bedroom detached family home enjoying a pleasant semi-rural location situated towards the end of this residential cul-de-sac of similar detached properties enjoying distant views to the surrounding open countryside. The layout of this well proportioned family home has been significantly improved and modernised by the current owners whilst presented in "Show Home" condition throughout. In addition, a long driveway to the side of the property provides off-road parking for up to three vehicles leading to a larger than average detached single garage and a pleasant landscaped rear garden with a private aspect. Internally, highlights include a fantastic main living area combining both the original separate kitchen and lounge and refitted with a fully integrated sleek, contemporary style kitchen with matching separate utility room. Distinctive floor tiles add a contemporary twist to the accommodation whilst the welcoming reception hallway, sizeable dining room and refitted downstairs cloakroom/wc complete the ground floor accommodation. The generous first floor landing leads to four well proportioned bedrooms, three of which are of excellent double dimensions with the master bedroom featuring a range of built-in furniture and a refitted en-suite shower room and a family bathroom. Further practical benefits include UPVC double glazing and gas fired central heating. Viewing highly recommended to fully appreciate the excellent condition of this individual detached home.

#### **LOCATION**

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 hardwood front door opening to:

#### **RECEPTION HALLWAY 3.06 x 2.85 (10'0" x 9'4")**

(Measurements include the staircase). A generous, well proportioned reception hallway with an attractive staircase rising to the first floor with contemporary style glazed balustrades, stylish distressed wooden floorboard effect ceramic floor tiles laid in a herringbone pattern, radiator, plaster cornicing, useful understairs storage cupboard and oak panelled internal doors to:

#### **DOWNSTAIRS CLOAKROOM / WC**

Refitted with a white two-piece suite comprising a low level wc with a concealed cistern behind white gloss panels with chrome push button flush, rectangular vanity hand wash basin set to a white vanity shelf with wooden floorboard effect ceramic floor tiles, chrome heated towel rail, white tiled walls to half-height, extractor fan and double glazed window to the side elevation.

#### **DINING ROOM 3.95 x 2.76 (13'0" x 9'1")**

Of excellent proportions with ample space for a generous family sized dining table, radiator and double glazed window to the front elevation.

#### **MAIN LIVING AREA 6.76 x 4.81 (22'2" x 15'9")**

The ground floor layout of this property has been transformed by the current owners by combining both the original separate lounge and kitchen into one spacious open-plan living area across the full width of the property. Finished with a continuation of the stylish distressed wooden floorboard effect ceramic floor tiles laid in a herringbone

pattern, with the kitchen area defined by a comprehensive range of refitted sleek modern soft self-closing handleless champagne coloured base units and deep pan drawers extending to a peninsular breakfast bar creating a natural division to the room, complemented further by solid oak wooden butchers block square edged work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap and cream tiled splashbacks. A range of integrated appliances including a Neff stainless steel oven, Neff five-ring stainless steel gas hob, extractor canopy and dishwasher. The lounge area features a substantial cast iron wood burning stove to the fireplace recess with two powder coated floor to ceiling contemporary style radiators, plaster cornicing, downlighters, double glazed french doors with side windows opening to the rear garden with further double glazed windows to both the side and rear elevations. Oak panelled door to:

#### **UTILITY ROOM 1.56 x 1.79 (5'1" x 5'10")**

Fitted with a matching range of champagne coloured sleek handleless soft self-closing

base units with integrated fridge/freezer to one side, integrated washing machine and integrated stainless steel microwave. Solid oak wooden butchers block work surface, cream tiled surrounds, continuation of the stylish distressed wooden floorboard effect ceramic floor tiles in a herringbone pattern and double glazed door and window to the side of the property.

### FIRST FLOOR LANDING

Access to the part-boarded loft space with loft ladder, oak panelled doors to:

### BEDROOM ONE 3.30 x 3.16 (10'10" x 10'4")

Measurements exclude a range of built-in wardrobes with sliding doors across the width of the room, radiator, plaster corning and double glazed window to the rear elevation with distant views over the surrounding countryside. Door to:

### EN-SUITE SHOWER ROOM 1.77 x 1.66 (5'10" x 5'5")

Refitted with a modern white three-piece suite comprising a low level wc with a concealed cistern behind white gloss panels with chrome push button flush, rectangular vanity hand wash basin with chrome mixer tap and white gloss vanity cupboard below, corner shower cubicle with fitted dual valve rain shower. White tiled surrounds with grey granite starburst floor tiles, extractor fan and double glazed window to the side elevation.

### BEDROOM TWO 3.70 x 2.75 (12'2" x 9'0")

(Measurements excluding door recess). A further generous double bedroom with a radiator and double glazed window to the front elevation.

### BEDROOM THREE 3.45 x 2.48 (11'4" x 8'2")

A further generous double bedroom with a radiator and double glazed window to the front elevation.

### BEDROOM FOUR 2.79 x 2.06 (9'2" x 6'9")

(Measurements excluding door recess). Radiator and double glazed window to the rear elevation with distant views over the surrounding countryside.

### BATHROOM 2.07 x 1.70 (6'9" x 5'7")

Fitted with a white three-piece suite comprising a low level wc with chrome push button flush, pedestal hand wash basin with chrome mixer tap and a wooden panelled bath with chrome mixer tap and shower attachment, natural stone effect tiled walls with contrasting travertine mosaic border tile, shaver point, chrome heated towel rail, extractor fan and double glazed window to the side elevation.

### OUTSIDE

The property enjoys a pleasant position tucked away in the corner of this small residential cul-de-sac.

### FRONT GARDEN

Laid to lawn enclosed by low clipped laurel hedging with pathway extending to the tiled storm porch and front door.

### DRIVEWAY

Long tarmac driveway to the side of the property providing off-road parking for up to three vehicles leading to the detached single garage. Gated access to the garden.

### DETACHED SINGLE GARAGE. 5.36 x 3.82 (17'7" x 12'6")

Larger than average single garage with useful recess, power and light, eaves storage space and up and over door.

### REAR GARDEN

A well maintained private rear garden featuring a limestone paved terrace with pathway extending to a wooden pergola and further patio to one corner, raised beds enclosed by reclaimed wooden sleepers with the remainder of the garden enclosed by

wooden panelled fencing and mature boundaries with gated access opening to the driveway and garage. The property enjoys a private aspect. Outside power and light.

### TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is F. The amount payable for the year 2019/20 is £2547.15. The EPC Rating is B.

### VIEWING INFORMATION

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

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