



SIMPLY HOMES

**Walnut Walk**

Hertford SG13 7EA





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## Summary:

Simply Homes are delighted to bring to the market this stunning four bedroom, two bathroom detached family home in the much sought after county town of Hertford. Located along a quiet private road, with just a few other executive detached houses as neighbours, this wonderful house offers flexible and spacious accommodation and is presented in absolutely immaculate condition inside and out. Skilful design has created a semi open plan arrangement on the ground floor which maximises the use of the generous space available and gives you plenty of choice as to how you configure and furnish the rooms to best suit your lifestyle, whilst off street parking and a good sized rear garden help this property tick all the boxes for any modern family.

## Accommodation:

The attractive front door, inset with patterned glass panels, is cleverly located within a sheltered recess with an extended tiled roof creating a useful porch as it flows across from above the lovely bay window to the front. Inside is a very large kitchen/dining room which works effortlessly as a welcoming reception area for your guests. This spacious room has a great layout that naturally lends itself to providing two areas that are fully linked but also perform well separately, with the dining room placed one side of the entrance door alongside its own window overlooking the front garden. The kitchen area is a substantial room in its own right and extends out into the fabulous bay window, with the whole room flooded in natural daylight from the two generous windows, as well as an additional window at the top of the stairwell. The kitchen is beautifully fitted with a comprehensive array of wall and floor mounted high gloss cabinets around two of the perimeter walls, offering more than ample storage space and plenty of food preparation worktop area, both of which are supplemented by a superb central island that also boasts a gas hob with a neat curved extractor above it and a generous breakfast bar. Integrated within the cabinets is a full array of premium branded appliances along with a designated space for a full height double width fridge/freezer. Beyond the staircase and the adjacent ideally placed guest cloakroom, a glass panelled door opens into the living room which takes up the whole of the rear of the house. This is another large room by any measure at over twenty-two feet in length, and again is blessed with well balanced proportions and is bathed in natural light by what is very nearly a whole wall of glass across the rear wall, being glazed French doors with full height windows either side and a terrific bay window.











This is a fantastically flexible and adaptable room, comfortably able to encompass multiple sofas and chairs whilst still leaving ample floor space for plenty of other occasional furniture. Indeed, this room would easily multi-task as a living and dining room if you so wished, leaving you free to reconfigure the dining area adjoining the kitchen, maybe as a day lounge or play room for the children. This house presents myriad opportunities for you to tailor the space to really meet your family's needs.

Upstairs there is a generous hallway, with a pretty galleried banister overlooking the stairwell, which leads to four double bedrooms and a large immaculate family bathroom with a bath fitted with a shower attachment and screen. The principal bedroom has a generous set of fitted wardrobes and a superb en-suite shower room.

#### Exterior:

The house is set along a quiet private road that offers communal parking at the entrance, but also has its own block paved driveway alongside a lovely raised flower bed planted with a variety of shrubs and bushes. It would be quite straightforward to rework the front space to provide more private parking if required. A useful gate to the side of the house opens onto a secure path that extends through to the rear garden which is secure and enclosed and so ideal for pets and children. The rear garden is a good size and partly walled, which is a really attractive as well as practical feature. Mature hedges line the other boundaries, providing a welcoming and relaxing environment in which to spend quality time with family and friends. The garden has been carefully designed and landscaped to provide a varied and interesting mix of materials for the various patio areas spread around it, with a neat border planted with shrubs and small specimen standard trees running across one side of the premium quality low maintenance artificial grass lawn.



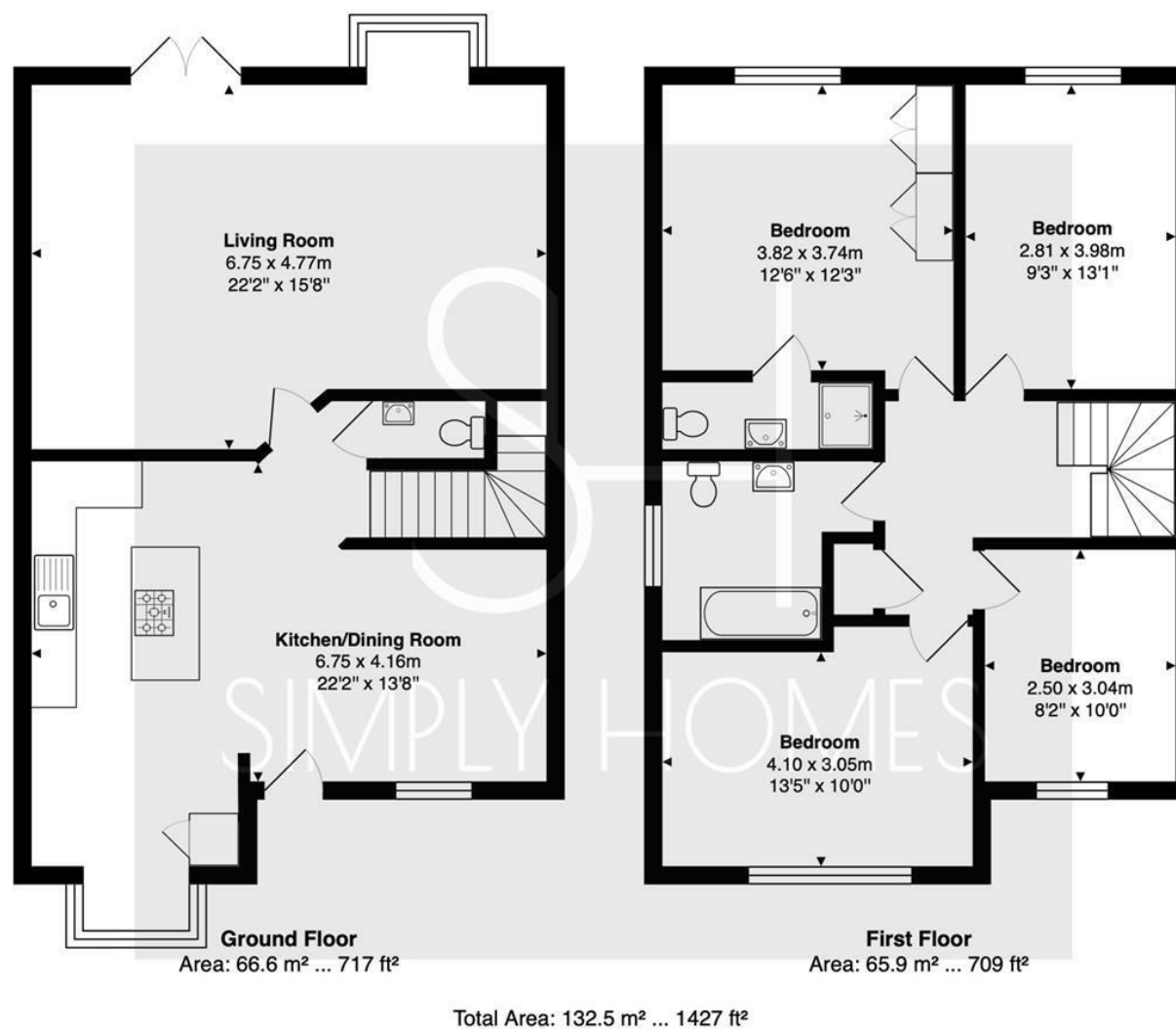




























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