



DRUCE
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48 Butt Field View
St. Albans, AL1 2QL
Guide Price £950,000

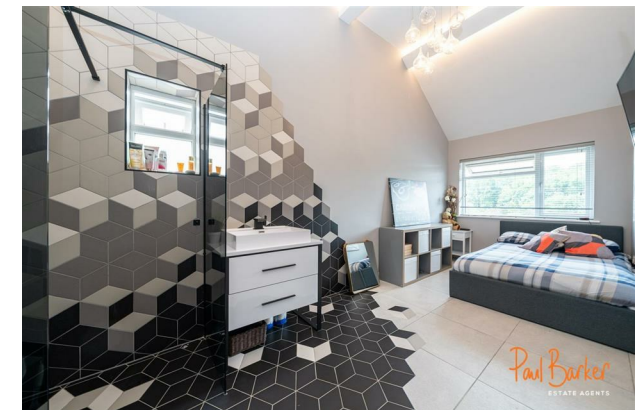
An exceptional four bedroom semi-detached house which has been skilfully extended and enhanced creating a spacious home with a wonderful open-concept living space. The property is 'turn key' ready with a RAKO lighting system, full wet underfloor heating system throughout and a fabulous landscaped rear garden with a gym/home office with a tiled steam room.

The front door opens into a welcoming hallway with a door leading to a convenient cloakroom/W.C. and the reception space. The wonderfully spacious living area opens to a comfortable children's play area and sliding doors into a useful home office. The main living space benefits from a bay window to the front, bespoke shelving, ceiling spot lights, concealed up lights and ceiling speakers. A central floor to ceiling unit has television recesses on both sides and creates a divide to the impressive kitchen/dining area. This wonderful space has bi-folding doors to the rear garden and a part-vaulted ceiling with Velux style windows. The stylish kitchen has a range of wall and floor units and a sociable island unit with breakfast bar area. The kitchen benefits from a range of quality integrated appliances and a sliding door into a generous utility room.

The first floor landing has doors to rooms and a hatch to the loft. The master bedroom has a range of fitted wardrobes and access to a modern en-suite. The second bedroom offers an impressive vaulted ceiling and en-suite shower room. There are two further well-proportioned bedrooms and a family bathroom.

Externally there's a block paved driveway and steps to the front door and side gate. The landscaped rear garden provides an extensive patio which is ideal for entertaining, a level lawn and contemporary wood panelling to three sides. Steps lead up to a further patio area and the freestanding gym/office & steam room.

Butt Field View is a sought after location, close to local shops, popular schools and parkland. The M25 & M1 motorway network are just a short drive away.



Ground Floor Approx. 134.1 sq. metres (1443.4 sq. feet)



Total area: approx. 196.6 sq. metres (2116.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

First Floor Approx. 62.5 sq. metres (672.8 sq. feet)



