



**New Park Road
Newgate Street**



**£1,049,950
Freehold**

Offered Chain Free, this substantial and highly versatile four/five-bedroom detached residence is set within a desirable semi-rural position, enjoying uninterrupted views across open countryside to the front and backing directly onto a private golf course to the rear. The property provides generous and flexible accommodation throughout, ideal for modern family living, with four well-proportioned reception rooms offering excellent space for both formal entertaining and everyday living, alongside a kitchen open plan to a conservatory, with scope for reconfiguration or extension (subject to the necessary planning consents). There is also a convenient ground floor bathroom, enhancing practicality for guests or multi-generational living, while the layout offers potential for an additional bedroom or home office if required. To the first floor are four/five bedrooms, including a spacious principal bedroom, complemented by modernised bathrooms and shower rooms providing ample facilities for larger families. Externally, the home is approached via a carriage driveway providing extensive off-street parking, in addition to a large integral garage, while the rear garden enjoys a particularly attractive aspect backing onto a private golf course and offering a high degree of privacy along with far-reaching views. The property presents excellent potential to extend and further enhance, subject to the usual planning permissions, allowing incoming purchasers to create a truly bespoke family home in a prime location. Situated within the highly sought-after Newgate Street Village, the property benefits from a charming village atmosphere with a selection of country pubs, well-regarded restaurants, a primary school, and a village hall with playing fields, tennis courts and a children's park, with surrounding countryside providing numerous walking and recreational opportunities whilst still offering convenient access to nearby towns and transport links.

- Chain Free
- Four/Five Bedroom Detached Family Home
- Four Spacious Reception Rooms
- Three Bathrooms (Including Ground Floor Bathroom)
- Semi-Rural Location with Countryside Views to Front
 - Backing onto a Private Golf Course
 - Large Integral Garage
- Carriage Driveway with Extensive Off-Street Parking
- Excellent Potential to Extend & Develop (STPP)
- Sought-After Newgate Street Village Location

Front
Block paved carriage driveway with parking for multiple vehicles. Shrub and flower borders. Laid lawn.

Entrance
Opaque double glazed French front door with matching side window to the:-

Entrance Hallway
Ceramic tiled floor. Inset spotlights opens to the:-

Hallway
Double radiator. Stairs to the first floor. Wood panelling on the ceiling. Doors to:-

Living Room
Two radiators. Coving to ceiling. Wall lights. Feature electric fire with stone surround and slate inset and hearth. Door to a study/playroom Opened planned to the:-

Study/Play Room
Double glazed window to the front. Double radiator. Inset spotlights.

Dining Area
Double glazed windows to the side. Radiator. Sliding patio doors to the garden. Coving to the ceiling. Open planned to the:-

Conservatory
Double glazed conservatory. Two double radiators. Double glazed French doors to the garden. Wall light. Ceramic tiled floor. Open planned to the:-

Kitchen
Double radiator. Range of wall and base fitted units with rolled edge worksurfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Splash backs. Four ring induction hob with extractor fan over. Eye level double oven. Small breakfast bar. Plumbing and space for dishwasher. Wood panelling to the ceiling. Glazed door to the:-

Utility Room
Double glazed French doors to the garden. Wall fitted units. Base unit with a worktop. Space for a tumble drier. Plumbing for washing machine. Space for tall fridge freezer. Built in plant room with oil fired boiler. Ceramic tiled floor. Door to the:-

Garage
Electric up and over door. Double glazed window to the side. Power and lighting.

W.C. Shower Room
Opaque window. Wall hung W.C. with flush panel. Wall mounted wash hand basin with mixer tap. Chrome towel radiator. Walk in shower cubicle with thermostatic mixer valve and hand attachment. Extractor fan. Inset spotlights. Extensively tiled walls.

Family Room
Double glazed windows to the front. Opaque double glazed windows to the side. Coving to ceiling. Radiator. Inset spotlights.

Galleried Landing
Feature double glazed window to the front. Access to loft space. Coving to ceiling. Radiator. Built in airing cupboard with immersion cylinder. Doors to:-

Bedroom 1
Double glazed windows to the front. Double radiator. Wall lights. Fitted wardrobes. Door to:-

En-Suite
Opaque double glazed window to the side. Double radiator. Low flush W.C. with push button flush. Vanity wash hand basin with cupboards under and mixer tap. Shower enclosure with mixer valve, hand attachment and rain head. Inset spotlights. Ceramic tiled walls and flooring in complimentary ceramics.

Bedroom 2
Dual aspect room with double glazed windows to the front and rear. Radiator. Wall lights. Range of fitted wardrobes with matching chest of drawers.

Bedroom 3
Double glazed windows to the rear. Radiator. Wall lights. Range of fitted wardrobes with inset dressing table. Built in storage cupboard.

Family Bathroom
Double glazed Velux window to the side. Low flush W.C. with push button flush. Vanity wall hung wash basin with mixer tap and cupboard under. Panel bath with mixer tap and thermostatic shower valve with hand attachment and rain head. Towel radiator. Extensively tiled walls and flooring. Door to:-

Storage Room
Opaque double glazed window to the rear. Laminate wooden floor. Storage in the eaves.

Bedroom 4
Wooden panelling to the ceiling. Built in storage cupboard. Radiator. Double glazed door and window to the rear. Wrought iron Juliet balcony.

Garden
Pedestrian side access to both sides with a wrought iron gate on one side and wooden gate on the other. Timber shed. Oil store. Mainly laid to lawn with shrub and flower borders. Stunning outlook to rolling countryside and golf course to the rear.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.

















New Park Road, Newgate Street, Hertford, SG13 8RF

Total Area: 231.5 m² ... 2492 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	65

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