

14 Little Night Leys Court Pegrum Drive, Napsbury Park, AL2 1FB

Guide price £700,000 Freehold

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Paul Barker ESTATE AGENTS

14 Little Night Leys Court
Pegrum Drive

Napsbury Park, AL2 1FB

A stylish three-double-bedroom townhouse, superbly positioned within a private gated development in the popular Napsbury Park.

The property offers spacious and flexible accommodation arranged over three floors, complemented by a sunny rear garden overlooking beautifully maintained communal parkland.

A covered, partially glazed front door opens into a welcoming entrance hall, with stairs to the first floor and a convenient cloakroom/WC. The generous lounge enjoys a bright aspect, with a window and double doors opening onto the rear garden. The sociable kitchen/dining room features a range of quality wall and base units, integrated appliances, space for a dining table and a pleasant outlook to the front.

On the first floor, the landing provides excellent built-in storage and stairs to the second floor. There is a generous double bedroom with two windows overlooking the rear garden, a further double bedroom to the front and a well-appointed family bathroom.

The second-floor landing includes a built-in storage cupboard, a rear-facing window and space for a home office. A door leads into the impressive principal bedroom, which enjoys a bright dual aspect and a fitted wardrobe with sliding doors. The adjoining en-suite shower room features a double-width shower, washbasin and WC.

Napsbury Park is set within a historical and attractive conservation area of approx. 62 acres of parkland for the residents enjoyment including tennis courts & children's play area. Situated on the outskirts of St.Albans with the M25, M1 and St Albans train station all within easy access.

Outside, the property benefits from two allocated parking spaces and an attractive frontage, with hedging providing natural screening from the pavement. The superb rear garden features a generous patio, ideal for outdoor dining and entertaining, leading to a lawn bordered by established hedges on three sides. A rear gate provides direct access to the extensive green open spaces of Napsbury Park.

























ACCOMMODATION

Hallway

Lounge
15'10 x 13 (4.83m x 3.96m)

Kitchen/Diner
13'1 x 11'2 (3.99m x 3.40m)

Cloakroom/W.C.

FIRST FLOOR

Landing

Bedroom 2
16'6 x 12 (5.03m x 3.66m)

Bedroom 3
11'7 x 11'5 (3.53m x 3.48m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1
27'1 x 9'7 (8.26m x 2.92m)

En-Suite

OUTSIDE

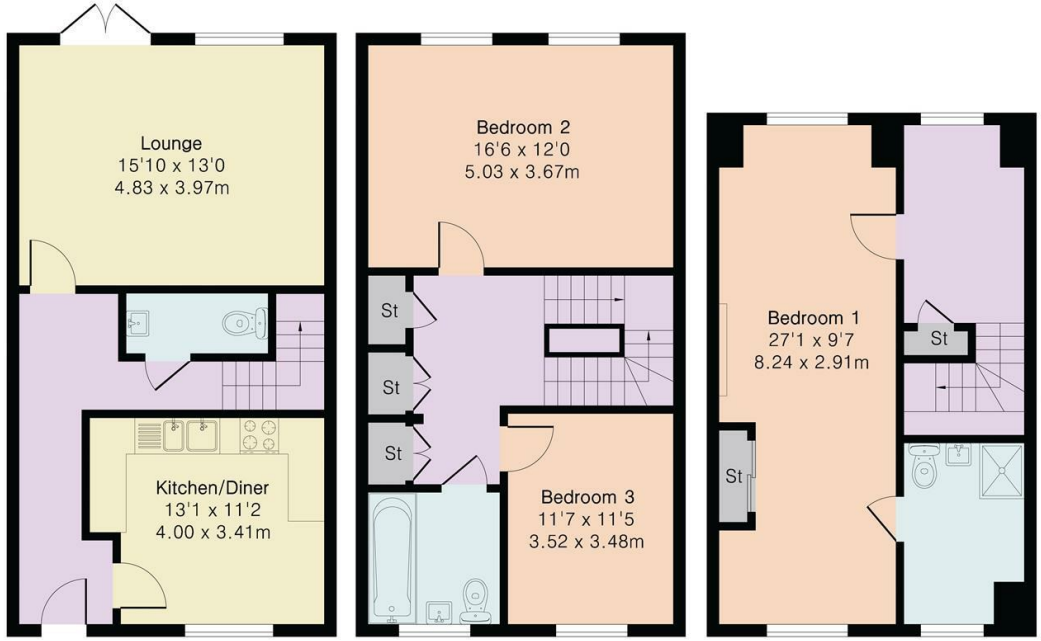
Frontage

Rear Garden

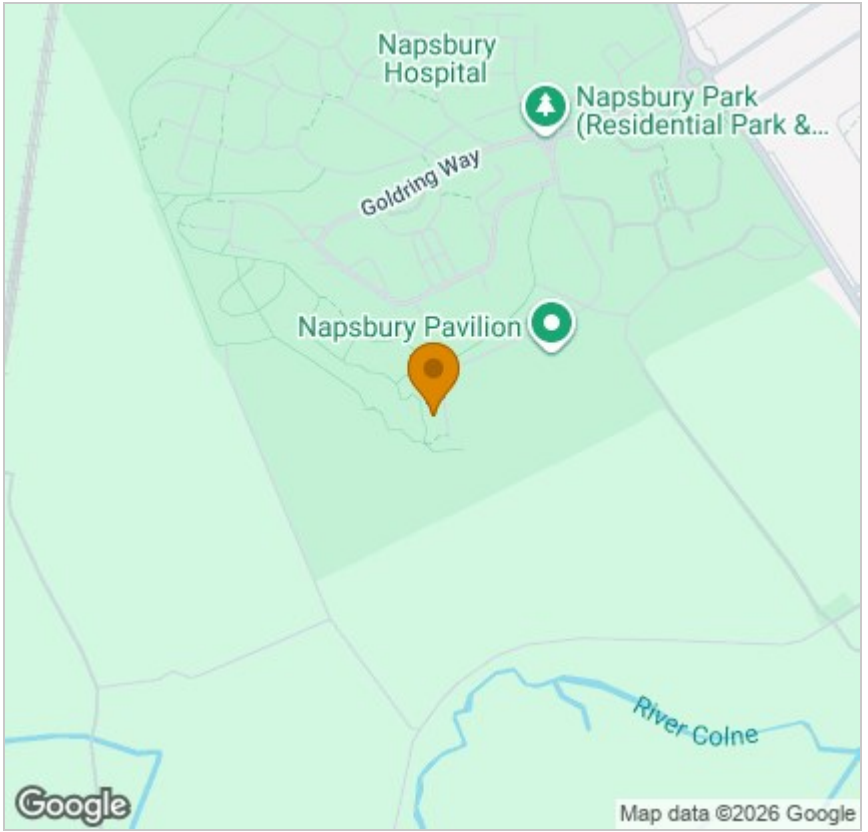
Off Street Park For Two Cars

Floor Plan

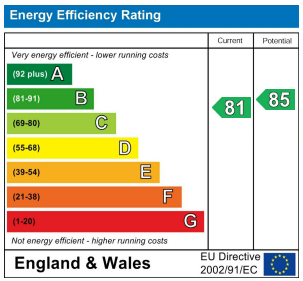
Approximate Gross Internal Area 1483 sq ft - 137 sq m
Ground Floor Area 518 sq ft – 48 sq m
First Floor Area 518 sq ft – 48 sq m
Second Floor Area 447 sq ft – 41 sq m

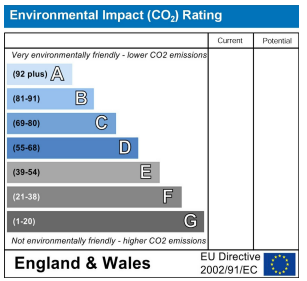


Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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