



Dunnock Close, Knebworth

AGENT HYBRID





We are delighted to present to the market this immaculately presented, move-in-ready four-bedroom semi-detached family home, ideally situated in the highly sought-after village of Knebworth, just a stone's throw from the popular Odyssey Health Club.

Constructed by Croudace Homes less than twelve months ago to their desirable Easthall design, this exceptional home offers spacious, high-ceilinged accommodation arranged over three floors, perfectly suited to modern family living.

The ground floor is introduced via a welcoming entrance hallway, providing access to a downstairs WC and a beautifully appointed kitchen. The kitchen is fitted with elegant dove grey shaker-style units, complemented by white marble effect worktops and a range of integrated appliances, including a fridge freezer, washing machine, and dishwasher. Double doors from the kitchen, along with an additional door from the hallway, lead into a generous lounge/diner, where a wide set of French doors with flanking windows allows natural light to flood the space and creates a seamless connection to the rear garden.

The first floor offers three well-proportioned double bedrooms and a contemporary family bathroom, ideal for growing families. A further staircase rises to the second floor, where the impressive principal suite occupies the entire level. This superb space is enhanced by a wide dormer window, a walk-in wardrobe, and a stylish en-suite shower room, creating a private and luxurious retreat.

Externally, the property benefits from a low-maintenance rear garden, featuring a patio seating area and artificial lawn, perfect for outdoor entertaining. In addition, there is a larger-than-average garage and a driveway providing off-road parking for up to three vehicles.

The home also boasts excellent energy efficiency credentials, including solar panels and an EV charging point, while the road itself offers additional visitor parking and shared EV charging facilities.

This is a superb opportunity to acquire a nearly new home in a prime village location, combining style, space, and sustainability. Viewing is highly recommended to fully appreciate all that this property has to offer.

DIMENSIONS

Entrance Hallway 14'8 x 6'9

Downstairs WC 5'10 x 2'9

Kitchen 9'8 x 9'2

Lounge/Diner 17'7 x 16'2

Bedroom 2: 14'8 x 8'9

Bedroom 3: 12'7 x 8'9

Bedroom 4: 9'8 x 7'1

Family Bathroom 7'0 x 5'11

Bedroom 1: 12'11 x 12'4

Robes 5'8 x 3'10

En-Suite 8'8 x 5'8

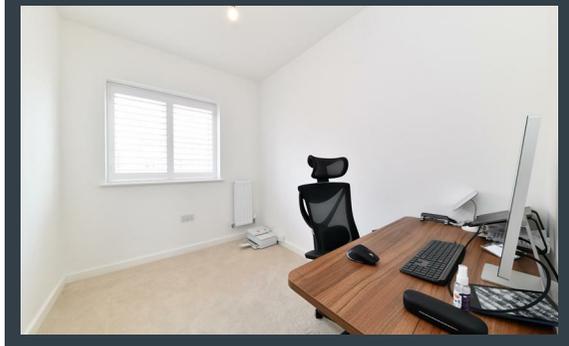
Garage 22'9 x 9'7

N.B.

There is an estate charge payable, approx. £360.00 per annum.



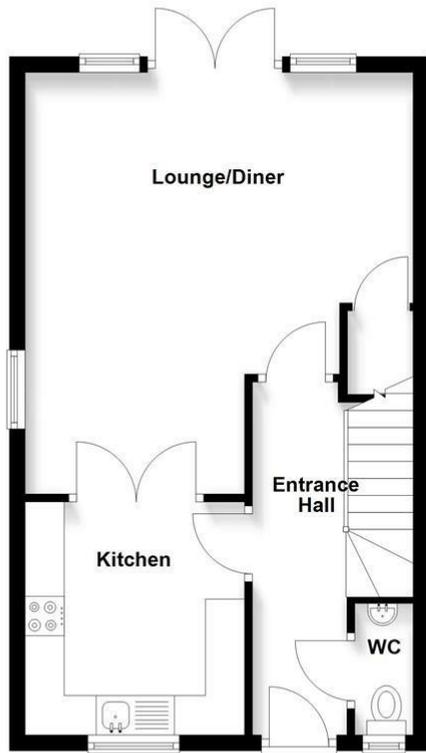
- NEARLY NEW FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- BUILT BY CROUDACE HOMES TO THE 'EASTHALL' DESIGN
- SOUGHT-AFTER KNEBWORTH VILLAGE LOCATION
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- STYLISH KITCHEN WITH MARBLE EFFECT WORKTOPS AND INTEGRATED APPLIANCES
- GENEROUS LOUNGE/DINER WITH FRENCH DOORS TO GARDEN
- LUXURIOUS TOP FLOOR PRINCIPAL SUITE WITH WALK-IN WARDROBE AND EN-SUITE
- THREE FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- LOW-MAINTENANCE REAR GARDEN WITH PATIO AND ARTIFICIAL LAWN
- GARAGE, DRIVEWAY FOR THREE CARS, SOLAR PANELS AND EV CHARGER





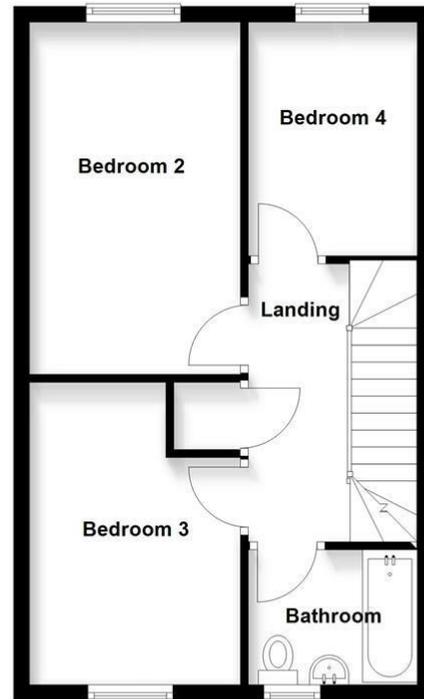
Ground Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



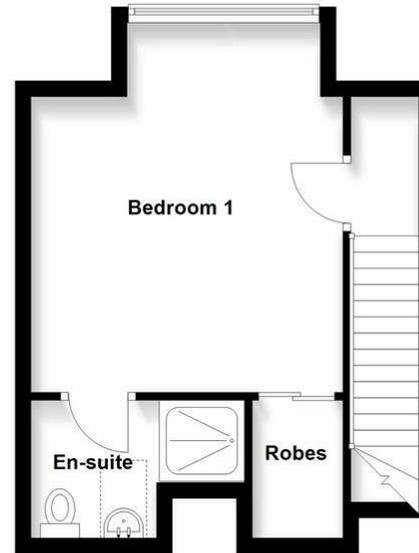
First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Second Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 112.2 sq. metres (1207.7 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 90 | 91 |
| (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 | |