





Located within a **HIGHLY REGARDED**, modern development this **FABULOUS FAMILY HOME** offers **EXTENDED LIVING SPACE** approaching 1600 square feet including a **SUPERB GARDEN ROOM**, ideal for those with a need to work from home.

Offers Over: £900,000

The ground floor offers a spacious entrance hall with access to a study and a lounge. The lounge leads into an impressive open-plan kitchen/dining/living area, featuring a contemporary kitchen with central island and bi-fold doors that open onto an enclosed, low-maintenance garden. Four skylight windows enhance the natural light and are fitted with self-closing rain sensors. A well-sized utility room sits just off the kitchen and provides access to the cloakroom.

The first floor comprises three good-sized bedrooms, a family bathroom, and a guest ensuite, while the top floor is dedicated to the principal suite, complete with a dressing area and private ensuite. All rooms are presented to an excellent standard throughout.





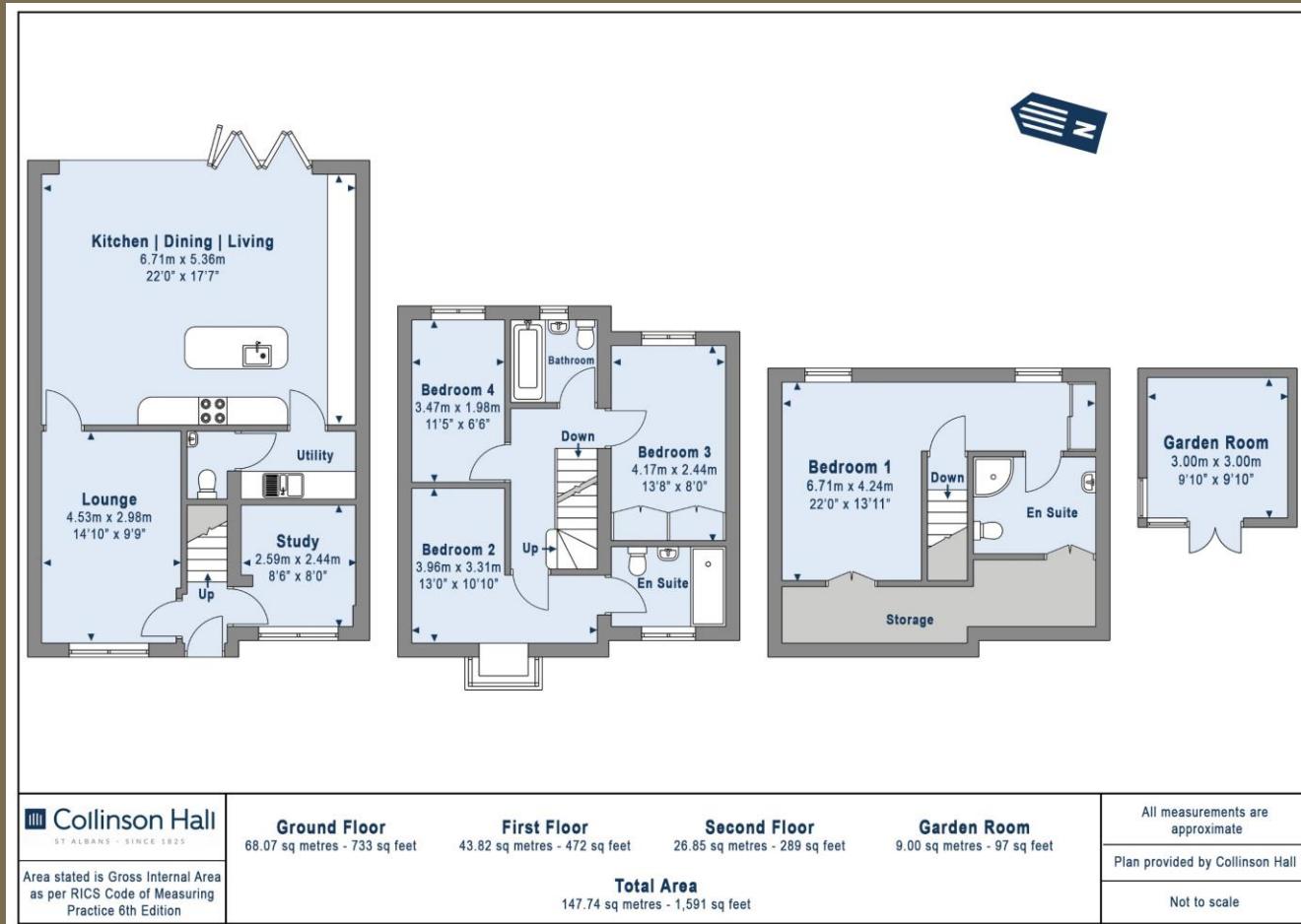
Externally, the rear garden includes a generous patio terrace leading down to an all-weather lawn, with a flower bed and gated side access. To the front, the property provides parking for two vehicles along with provision for EV charging.

Carins Close is set in the heart of the ever-popular Highfield area of St. Albans, which is renowned for its highly regarded schools' catchment, fantastic local amenities, and accessible transport links.

EPC Rating: B 85
Council Tax Band: D







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.