



# 9, Raffin Park

Datchworth, Knebworth,  
Hertfordshire, SG3 6RR  
Guide Price £1,000,000

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Located on the North Eastern outskirts of the sought after village of Datchworth and backing onto Bury Wood, this well presented and extended 4/5 bedroom detached home offers great potential for the growing family. The property boasts great eco stats too, benefiting from a heat recirculation pump, battery-backed solar panels and EV charger.

- 4/5 bedrooms
- Backs onto woods
- Refitted kitchen
- Heat source central heating
- Detached home in sought after location
- EV car charging point
- Ensuite to the master bedroom
- Battery backed solar panels





## Ground Floor

### Entrance Hall

Wood affect composite door leading into the entrance hall, with laminate flooring, radiator, sunken ceiling, downlighters. Multi paned glazed doors leading through to living room and multi pane glazed French doors leading through to kitchen breakfast room. Stairs to 1st floor, doors to utility / shower room and door to garage.

### Shower / Utility Room

Used as both a shower room and utility room. Ceramic floor tile. Replacement double glazed window to side with obscured glass. A comfort height toilet with dual flush. Walk in double shower cubicle with glass screening, rainfall shower and further handheld riser shower, ceramic wall tiling, wall mounted heated towel rail, sunken ceiling downlighters, ceramic wash hand basin inset within a high gloss vanity cupboard below with chrome effect mixer tap over, space for stackable washing machine and tumble dryer. Wall mounted, back lit mirror. Extractor Fan.

### Living Room

Large UPVC picture window overlooking the front garden with radiator below within a recess which forms part of a front extension to the property creating a Bay effect. Fireplace with brick surround and mantle. Under stair storage cupboard, ceiling coving. Various wall light points. Walkway through to dining room.

### Dining Room

Laminate flooring, sunken ceiling, downlighters, radiator, further under stair storage cupboard which was previously the cold store larder cupboard from the kitchen. Sliding doors leading through to Conservatory. Multi pane French doors leading through to kitchen Breakfast room. Various wall light points.

### Conservatory

Continuation of the laminate flooring. A dwarf wall Conservatory with upvc windows. Various opening windows to 3 sides, polycarbonate pitched roof. Full height panel radiator, French doors leading out onto the garden. Various PowerPoints.

### Kitchen Breakfast room

Amtico tile effect flooring. Full height panel radiator. French doors leading out onto Garden, black marble effect laminated roll edge work top with beach effect cupboards above and below. Integrated Neff dishwasher. Frankie Stainless steel sink with mixer tap over, space for tall fridge freezer. Integrated full height cupboards. Integrated Neff oven and grill. 5 burner gas hob with chimney style stainless steel extractor over. Sunken ceiling downlighters. 3 glass fronted display units. Various additional tall storage units. Replacement UPVC double glazed window to rear overlooking the garden and woodland beyond. Breakfast bar seating area.





## First Floor

### Landing

A U shaped landing with doors leading to bedrooms and bathroom.

### Bedroom 1

Forming part of the extension with a replacement UPVC double glazed window to rear overlooking the rear garden and woods beyond. Two UPVC double glazed velux roof windows. Door to ensuite, sunken ceiling downlighters. Eaves storage / loft access. Radiator.

### Ensuite

A refitted ensuite with a comfort height toilet with dual flush, walk in shower cubicle with handheld riser shower and ceramic wall tiling within. Worktop with integrated sink and mixer tap over with vanity cupboards below. An electric backlit wall mounted Bathroom cabinet, electric shaver point. Wall mounted heated towel rail. Sunken ceiling downlighters. Replacement UPVC double glazed window with obscured glass to rear. Extractor Fan.

### Bedroom 2

Forming part of an extension and with two dormer windows uPVC double glazed facing to the front, double bedroom with full height panel radiator eaves storage access points, a range of built-in wardrobes with shelf and hanging space within, three wall light points, sunken concealing down lighters.





### Bedroom 3

Replacement UPVC double glazed Georgian style window to front, radiator, built in wardrobe with shelf and hanging space within and further storage above.

### Bedroom 4

Replacement UPVC double glazed window to rear overlooking the garden in the woods beyond, radiator, built in wardrobe with shelf and hanging space within and further storage above.

### Bedroom 5 / Study

Replacement UPVC double glazed window to front. Full height panel radiator. This is a single bedroom currently being used as a study / office

### Family Bathroom

Family bathroom is a refitted suite with a white pedestal wash hand basin with Chrome effect, mixer tap and pop-up waste over, low level dual flush WC, panel bath with mixer tap and shower attachment. Ceramic wall tiling throughout, ceramic floor tiling. Loft Access. Glass shower screen. Wall mounted heated towel. Replacement UPVC double glazed window to rear with obscured glass.

## Outside

### Front Garden

The front of the property has a Large lawned garden with various ornamental trees within and an extensive gravel drive, off road parking for four to six vehicles. Various. Climbing shrubs adorn the front of the property. The property also benefits from solar panelling to the front roof. Side access to the rear to both sides of the property. Electric car charging point. Block paved patio area leading directly to the garage and front door.

### Rear Garden

Extensive flagstone patio area accessed from both kitchen and conservatory. Outside tap, fuse box and Ground source recirculation heat pump for the central heating. The patio extends around the conservatory and leads onto a mainly lawned garden area with gated access to front on both sides. There are two further patios to each corner of the bottom of the garden with a low level timber fence separating the garden from the woodland beyond various flowers, trees and shrubs to borders.

### Garage

A single garage with 1 ½ width. Door. Light and power within. Battery storage for the. Electricity generated by the solar panels.

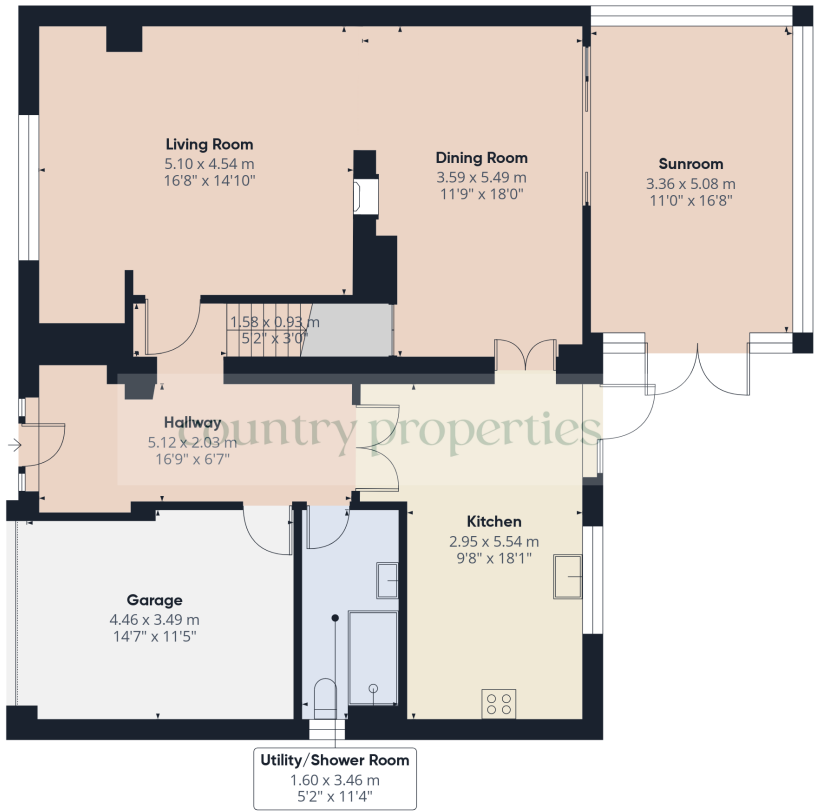




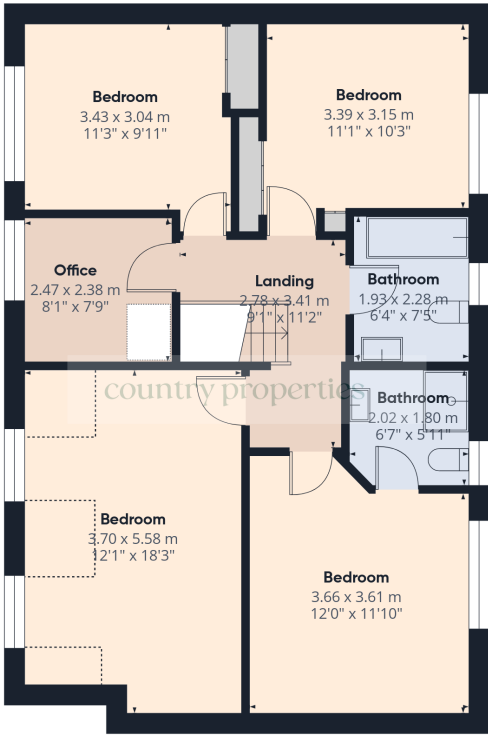


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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
190.2 m<sup>2</sup>  
2048 ft<sup>2</sup>

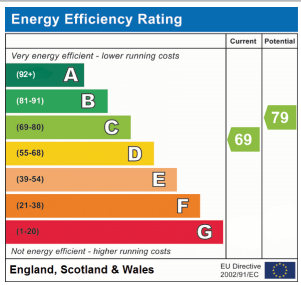
**Reduced headroom**  
3.4 m<sup>2</sup>  
37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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