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Detached 4 bedroom village home with scope to extend (STPC).

22 Bury Lane, Codicote, SG4 8XX



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This well maintained 4 bedroom detached village house has been loved and improved by the present owners. The well proportioned accommodation comprises entrance lobby, reception hall, lounge with fireplace, study/playroom, dining room, kitchen, utility room, garden room and WC. To the first floor a bright central landing leads to 4 good size bedrooms and a family bathroom. The delightful southerly rear garden is planted with a colourful array of shrubs and perennials, whilst a deep front garden allows driveway parking for three vehicles. The property benefits from gas heating to radiators along with double glazing throughout.

The thriving & historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, florist, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. The well regarded Church of England primary school has the motto "Everyone will know success" whilst state secondary education is provided by schools in the nearby towns. There is the pretty church of St Giles built circa 1110 & a selection of Sports & Recreation clubs including: Codicote Tennis Club with three floodlit hard courts, 2 football pitches, badminton club, local playgroups, local historical society & numerous other activities within the village details of which can be found at www.codicoteparish.net

Codicote Village Day is also an annual one day festival with lots of stalls and attractions to keep locals & visitors entertained throughout the afternoon.

Welwyn Garden City, Hitchin and Stevenage provide more comprehensive shopping and leisure facilities. Codicote has 4 British Rail mainline stations in close vicinity with services into London Kings Cross, with the closest being Welwyn North (approximately 2 miles South East).

Price £599,995 Freehold



Proximity

All distances and journey times are approximate

Knebworth 3.6 miles

Stansted airport circa 29 miles - 49 mins

London Heathrow Airport 39 miles - 50 mins

Luton Airport circa 9 miles - 20 mins

Welwyn Garden City 4.9 miles

The accommodation is arranged as follows:

Covered entrance porch and ½ glazed UPVC front door to:

Entrance lobby 7'05 x 4'06 (2.26m x 1.37m)

With window to the side, space for coats, radiator, meter cupboard, ceramic tiled floor and part glazed door opening to:

Reception Hall 12'11n x 4'04 (3.94m x 1.32m)

A welcoming entrance hall with large in-built mirror, radiator, inset ceiling spotlights, telephone point and stairs to the first floor. There is a cupboard providing further coats storage, and a very useful, large larder cupboard with floor to ceiling shelving and space for a free standing fridge freezer. Doors to the majority of the ground floor accommodation, including door :

Lounge 15'02 x 11'07 (4.62m x 3.53m)

This well proportioned reception room has a window to the front, inset book shelving and a brick built fireplace with gas coal effect fire and timber mantle shelf over. There is a radiator, TV point and opening to Dining Room.

Study / Playroom 12'10 x 8'1 (3.91m x 2.46m)

A dual aspect room with window to the front and window to the side. There is a radiator and inset spot lights.

Dining Room 11'08 x 8'03 (3.56m x 2.51m)

With a window and French doors opening to the patio and rear garden beyond, two radiators, ceiling pendant light and door to:

Kitchen 12'07 x 8'03 (3.84m x 2.51m)

Fitted with country kitchen style, cream painted wall and base units providing cupboards and drawers, all with attractive, pewter coloured hardware and beech effect work tops. There is open, dresser style shelving and a 1 ½ bowl melamine sink with mixer tap and drainer set under a window to the rear, and overlooking the garden. Appliances include two stainless steel NEF electric ovens, and a 4 ring halogen hob with extractor fan over. There is an integral fridge freezer, a dishwasher, and a tall larder cupboard providing excellent storage space. There are two television points, telephone point and water softener and water filter. Both the floor and the splash-backs have ceramic tiling, there is a door to the reception hall and another part glazed door opening to:



Utility Room 8'08 x 5'10 (2.64m x 1.78m)

Again with ceramic tiled flooring, this useful room has a door, with side window, that provides access to the side courtyard with further gated access to the front. Further light is provided by a skylight window and inset ceiling spotlights. There is a range of pine wall and base units with tiled splash-back, worktop and double bowl sink with mixer tap. The utility room provides space for both washing machine and dryer and houses the "Netaheat" gas fired boiler that provides both for the central heating system and hot water supply, There is ceramic tiling to the floor and door opening to:

Garden Room 12'06 x 8'03 (3.81m x 2.51m)

A lovely addition to the house, this versatile room has a dual aspect with window to the rear and sliding doors to the side to the garden patio. There are 3 wall light points, an in-built dressing table/desk with shelves over, a TV point and a radiator.

WC

Accessed from the Reception Hall, the WC has a suite comprising low level WC and wall mounted wash hand basin with tiled splash-back. There is wood effect flooring, tongue & groove wainscoting and a ceiling light.

STAIRCASE FROM THE RECEPTION HALL TO FIRST FLOOR:**Landing** 12'08 x 5'10 (3.86m x 1.78m)

A bright central landing with large window to the side and attractive painted balustrade. There are two cupboards providing storage space, one of which also houses the lagged hot water tank. Inset ceiling spotlights, hatch to loft space and doors to all upstairs accommodation including:

Bedroom One 12'2 x 11'8 into wardrobes (3.71m x 3.56m into wardrobes)

The main bedroom has a wide window the front and a range of cream painted wardrobes spanning the width of one wall and providing excellent clothes storage space. Radiator and pendant ceiling light.

Bedroom Two 11'11 x 9'01 (3.63m x 2.77m)

Again with a window to the front, and with a fitted wardrobe with cupboards over and mirrored recess suitable for a dressing table, the second bedroom has a radiator and ceiling light.

Bedroom Three 11'11 x 8'11 (3.63m x 2.72m)

There is a window to the rear overlooking the garden, fitted wardrobe with cupboard over, radiator, and pendant ceiling light.

Bedroom Four 8'08 x 8'07 (2.64m x 2.62m)

With a window to the rear and fitted with a wardrobe, shelving and a built-in dressing table with cupboards over. There is a radiator and ceiling light.

Bathroom 6'08 X 6'08 (2.03m X 2.03m)

The bathroom suite comprises a low level WC with concealed cistern and vanity cupboard with inset sink with mixer tap. There is a panelled bath with hand held shower.

Outside

Side Courtyard

Accessed from the Utility Room, this useful space has gated access to the front, space for a shed, external tap and door to deep storage cupboard that is situated under the internal staircase.

Rear Garden

A particular feature of the property, the southerly rear garden has a patio providing space for a table and chairs. There is a wide lawn with flower beds that have been planted to provide colour, interest and scent, with, amongst many other mature plants, honeysuckle, roses, lavender, geranium and clematis. Trees provide a good degree of privacy with Himalayan Birch, Rowan, Pear, Yew, Cherry. There is an outside light and door opening to:

Covered Side Area

Cleverly utilised to provide a potting shed area, with storage space for garden tools, electricity and gated access to the front.

Front Garden & Driveway

With lawn area, hedge providing privacy, flower beds, mature tree and driveway providing off road parking for up to 3 cars.

Viewing

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





Energy Performance Certificate



22, Bury Lane, Codicote, HITCHIN, SG4 8XX

Dwelling type: Detached house
Date of assessment: 29 June 2017
Date of certificate: 29 June 2017

Reference number: 2518-7065-7276-5223-6980
Type of assessment: RdSAP, existing dwelling
Total floor area: 137 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

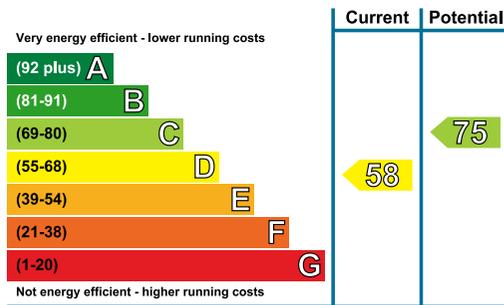
Estimated energy costs of dwelling for 3 years:	£ 4,383
Over 3 years you could save	£ 1,038

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 513 over 3 years	£ 258 over 3 years	
Heating	£ 3,372 over 3 years	£ 2,847 over 3 years	
Hot Water	£ 498 over 3 years	£ 240 over 3 years	
Totals	£ 4,383	£ 3,345	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 306	✓
2 Low energy lighting for all fixed outlets	£40	£ 207	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 396	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

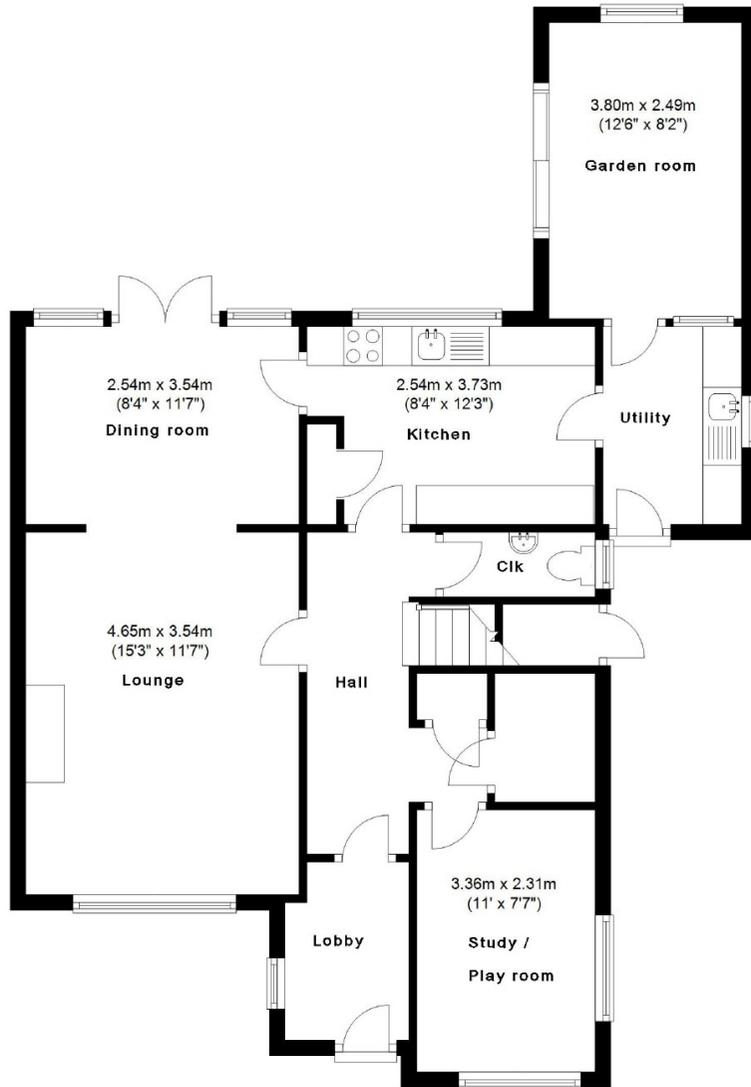


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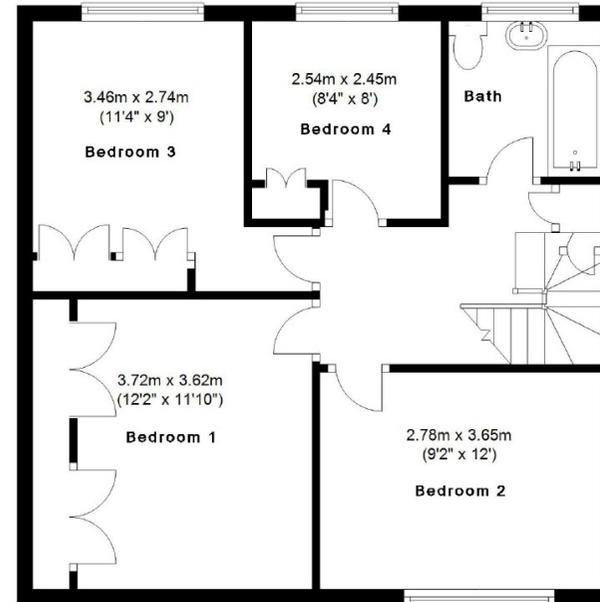
Ground Floor

Approx. 76.5 sq. metres (823.5 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



Total area: approx. 130.1 sq. metres (1400.7 sq. feet)