



Extended and well presented, detached 4 bedroom village house

89 Carvers Croft, Woolmer Green, SG3 6LX



## 89 Carvers Croft, Woolmer Green, SG3 6LX

This cleverly extended and well presented detached house has views across open countryside and is situated in a popular village turning within reach of rural walks and local transport links. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, lounge, family room, contemporary kitchen breakfast room, utility room, cloakroom, 4 first floor bedrooms and 3 bathrooms. Outside there is a low maintenance garden bordering onto fields and a driveway that provides parking for 3 cars.

Woolmer Green is a pretty village situated approximately  $\frac{3}{4}$  mile south of Knebworth. There is a lovely Church, Junior mixed infant School, a large modern village hall with football pitch and childrens play area, pretty village duck pond and some wonderful bordering countryside. There are 2 Public Houses, both of which serve food. Close by Knebworth village is divided into two areas, the High Street which provides shops for daily needs including a chemist, post office, library, doctors and dentist surgeries, playing field with tennis courts and club house.

The County Town of Hertford is also within a short drive. London is easily accessible either by rail with a Mainline Station located in Knebworth or by road via the A1(M).

Price £610,000 Freehold



## Proximity

All times & distances are approximate as a guide only.

Stansted airport 24 miles - 45 mins- London Heathrow Airport 40 miles - 55 mins - Luton Airport 13 miles - 25/30 mins

Welwyn Garden City 6 miles - Hertford 7.5 miles

St Albans 15 miles - M25 circa 15 miles - A1(M) Junction 6 - 3 miles - Kings Cross 30/35 minutes by rail

## The accommodation is arranged as follows:

½ glazed timber door to:

### Entrance hall

Radiator, ceiling spot light, inset door mat and glazed door to:

### Lounge 11'02 x 17'04 (3.40m x 5.28m)

A nicely proportioned room with window to the front, radiator, gas coal effect fire with stone hearth and surround, inset ceiling spot lights and shelving. There is a staircase to the first floor and an opening to kitchen/ breakfast room. Further opening to:

### Family Room 15'11 x 8'01 (4.85m x 2.46m)

A versatile room that is currently open to the lounge, but could easily be separated by doors if so desired. The family room is dual aspect with a window to the front and a window to the side, TV aerial socket, radiator and pendant ceiling light.

### Kitchen 19'11 x 18'05 (6.07m x 5.61m)

This impressive room is partly created from an extension to the original house and has a bright, contemporary feel to it. There are bi-fold doors spanning the majority of the far wall, providing access to the patio and garden and affording open views across the countryside beyond. The kitchen is fitted with a modern range of "Magnet" dark wood effect wall and base units providing wall and base units with cupboards and drawers. Well equipped, the integral appliances include a "Siemens" coffee machine, "Siemens" steam fan oven, "Siemens" fan oven and microwave combined, There is a "Siemens" halogen 4 ring hob with air filter/ pendant light over, "AEG" built in dishwasher, and a free standing matching dark wood effect unit that houses both integral "Siemens" fridge and freezer. The 1 ½ bowl sink has a mixer tap, with high level wall cupboards over. The deep work tops have splash-backs and provide breakfast bar. There is under unit and kick plate lighting, inset spot lights, ceramic tiled floor with under floor heating, TV point and intercom from the front door. Sliding opaque glazed door to:

### Utility Room 7'04 x 4'09 (2.24m x 1.45m)

With space for a washing machine and dryer, the utility room has a stainless steel sink with mixer tap and tiled splash-back, a tall broom cupboard, a glazed door to side, ceramic tiled flooring and spot lights. Door opening to:



**WC** 5'03 x 2'11 (1.60m x 0.89m)

Fitted with a push flush WC, vanity unit with cupboard and wash hand basin inset that has a mixer tap. Opaque window to side.

#### **Inserted room**

STAIRCASE FROM THE LOUNGE LEADS TO THE FIRST FLOOR;

**Landing** 9'04 x 8'05 wt 11'06 (2.84m x 2.57m wt 3.51m)

With hatch and ladder to part boarded loft, chrome radiator, opaque window to the side, shelved cupboard providing storage space, inset ceiling spot lights, doors to all upstairs accommodation, including door to:

**Bedroom 1** 10'06 x 15'02 (3.20m x 4.62m)

A bright double bedroom with French doors and glazed side panels opening to Juliette balcony with views over the garden and the fields beyond. This bedroom has built in wardrobe cupboards, a vertical polished chrome radiator, inset spot lighting, 2 wall lights and a TV aerial point. Opaque sliding door to:

**En-Suite Shower Room** 9'01 x 4'06 (2.77m x 1.37m)

Fitted with WC with concealed cistern, vanity unit with hand basin and chrome mixer tap, and walk in shower with monsoon shower head. There is an opaque window to the side, a vertical polished chrome radiator, tiled walls, ceramic tiled floor, and inset ceiling spot lights.

**Bedroom 2** 14'0 NT 8'03 x 9'0 NT 5'01 (4.27m NT 2.51m x 2.74m NT 1.55m)

Again with views to the rear over countryside, the second bedroom has inset ceiling spot lights, 2 wall lights, and opaque glazed door to:

**Ensuite Bathroom** 6'01 x 3'04 (1.85m x 1.02m)

Fitted with WC, vanity unit with mixer tap, and shower cubical with monsoon shower head. There is a vertical brushed chrome radiator, ceramic wall and floor tiles and inset ceiling lighting.

**Bedroom 3** 7'10 x 12'0 (2.39m x 3.66m)

With window to the front, radiator, and ceiling spot lights.

**Bedroom 4** 8'0 x 7'07 (2.44m x 2.31m)

With window to the front, pendant ceiling light, radiator, and shelving and hanging rail running the length of the room.

**Family Bathroom** 8'0 x 4'08 (2.44m x 1.42m)

Fitted with white suite comprising panelled bath with mixer tap and hand held shower, WC, vanity unit with wash hand basin, chrome mixer tap and cupboard underneath. Inset spot lights, polished chrome heated towel rail, ceramic wall and floor tiles.

#### **Outside**



### Rear garden

This low maintenance rear garden consists of ceramic tiled patio, inset floor level lighting and soffit lighting. Steps down to imitation lawn, fence boundary, gated side access with with exterior light leading to the front.

### Front Garden / Driveway

With hedge and evergreen planting and a driveway with space to park up to 3 cars. There are visitors' parking bays also provided.

### Agents Note

The owner informs us that the dog leg area to the rear garden was adopted by the previous owners and has in turn been adopted by the current owners. It has been fenced in as part of the rear garden, however this area is not on the title deeds of the property. Please call for more information, or speak with the owners of the property when viewing.

### Viewing information

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

89, Carvers Croft, Woolmer Green, KNEBWORTH, SG3 6LX

**Dwelling type:** Detached house  
**Reference number:** 0101-2879-7549-9403-9521  
**Date of assessment:** 01 April 2017  
**Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 01 April 2017  
**Total floor area:** 131 m<sup>2</sup>

## 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

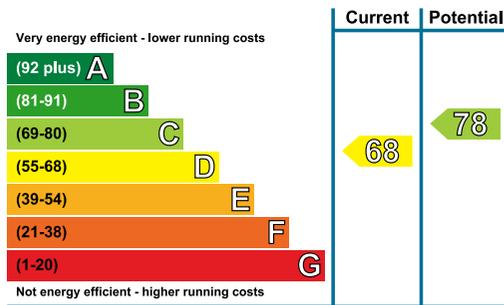
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,072</b>
<b>Over 3 years you could save</b>	<b>£ 267</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 2,358 over 3 years	£ 2,265 over 3 years	
Hot Water	£ 453 over 3 years	£ 279 over 3 years	
<b>Totals</b>	<b>£ 3,072</b>	<b>£ 2,805</b>	

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	£ 108	
2 Solar water heating	£4,000 - £6,000	£ 159	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855	

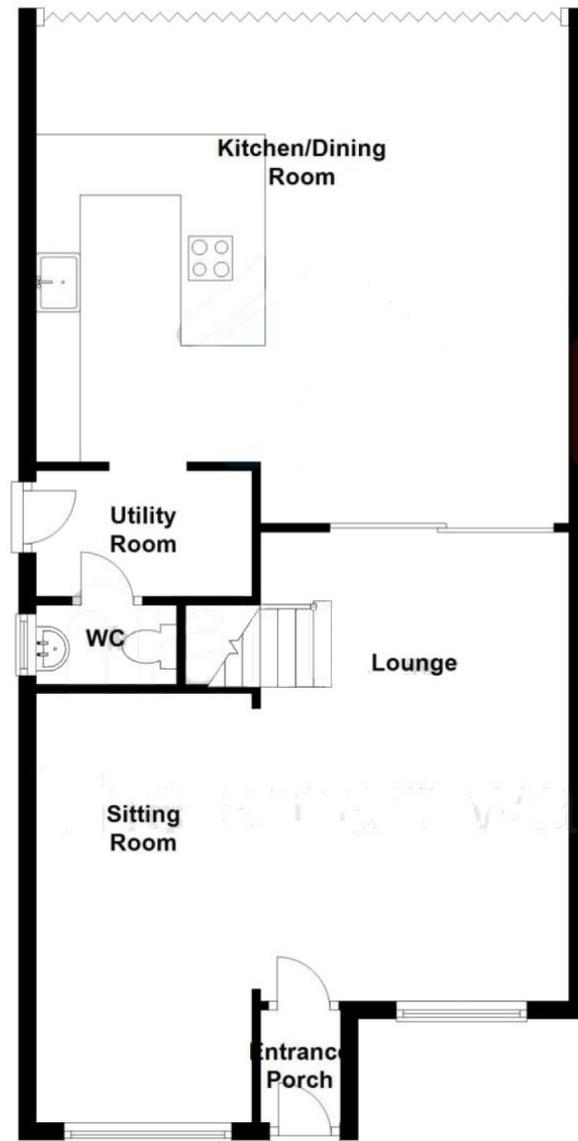
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and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



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## Ground Floor



## First Floor

