



A well presented 5 bedroom executive style residence set in an exclusive development of just 3 similar dwellings.

Gunners Lodge, Oakland View, Oaklands Welwyn, AL6 0RJ



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An extremely well presented 5 bedroom detached executive residence set within a private development of just 3 individually designed dwellings. The impressive living accommodation includes an attractive timber entrance porch, large central reception hall, 4 reception rooms, kitchen/breakfast room, utility room, cloakroom, good size landing, family bathroom, en-suite shower room, en-suite Jack and Jill bathroom and further mezzanine landing. Outside there are beautifully planted and meticulously maintained front and rear gardens, an immaculate triple garage and further driveway parking for approximately 6 vehicles. The property also benefits from gas central heating and leaded light double glazing throughout, together with brass electric switches and sockets and a security alarm system. VIEWING IS HIGHLY RECOMMENDED - OFFERED CHAIN FREE.

The delightful area of Oaklands is situated just north east of Welwyn village & enjoys wonderful borders onto woodland along with some fine country walks. With a number of private residential turnings, the area boasts a junior/mixed infant school and a parade of shops that includes a sub post office, general convenience store, flower shop & butcher. Just over a mile away is the picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & independent baker.

Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store.

Price £1,375,000 Freehold



The accommodation is arranged as follows

Decorative open timber porch and hardwood door with opaque glass panels to the side leading to:

Entrance Hall 20'2 (narrowing to 9'4) x 12'3 (6.15m (narrowing to 2.84m x 3.73m)
This impressive split level central approach has 2 radiators encased in attractive fretwork covers, coving to ceiling, deep skirting boards and a staircase with moulded balustrade leading to the first floor. There is a large under stairs storage cupboard, inset ceiling spotlights and panelled doors with decorative architrave leading to:

Cloakroom

White suite comprising low level W.C and wash hand basin with Victorian chrome mixer tap set into white vanity unit. There is a radiator encased in an Oak fretwork cover and complementary tiling to the floor.

Study 13'1' (inc cupboards) x 8'6 (3.99m (inc cupboards) x 2.59m)

This fitted space has a double glazed window to the front and a range of executive style light Oak wall and base units incorporating glazed display cabinets, a fitted desk and telephone point. There is coving to the ceiling, deep skirting boards Oak dado rails and a radiator encased in an attractive fretwork cover.

Double glazed multi pane bevelled glass doors lead from the entrance hall to:

Sitting Room 17'2 x 13'1 (5.23m x 3.99m)

This cosy room has a classic feel with a brick fireplace with Oak Bessemer, 2 alcoves lighting and inset coal effect gas fire. There is decorative coving to the ceiling, deep skirting boards, a radiator encased in an attractive fretwork cover, 2 ceiling roses and a T.V aerial socket. There are french multi pane doors with attractive glazed side panels to the rear garden.

Double glazed multi pane bevelled glass doors lead from the entrance hall to:

Dining Room 13'1 x 11' (3.99m x 3.35m)

With double glazed leaded light window to front aspect, decorative coving to the ceiling, deep skirting boards, radiator encased in attractive fretwork cover, a ceiling rose and dado rail.

Double glazed multi pane bevelled glass doors lead from the entrance hall to:

Kitchen/Breakfast Room 8'8 wt 11'9" x 25'7" (2.64m wt 3.58m x 7.80m)

Fitted with a range of Beech wall and base units with contemporary chrome handles and pelmets, granite worktops with tiled splashbacks and a double inset stainless steel sink unit with a chrome mono bloc mixer tap and chrome filtered drinking water tap. There is a Rangemaster 5 ring gas hob and double oven with Falcon chimney extractor hood above. Integrated dishwasher and integrated Neff microwave. Space for an American fridge/freezer, terracotta tiled floor, inset ceiling spotlights, deep skirting and a radiator encased in attractive Oak fretwork cover. Timber balustrade with steps down to:

TV Room/Area 10'3" x 8'8" (3.12m x 2.64m)

Dual aspect area with windows to the side and rear, multi pane French doors leading to the patio area, radiator encased in attractive fretwork cover, ceiling rose, deep skirting and a TV aerial point.

Utility Room

Fitted with Beech effect wall and base units, stainless steel sink unit and complementary worktop. Tiled splashbacks, space for washing machine and tumble dryer. Door leading the triple garage.



Staircase from hallway leading to First Floor

Landing

With timber painted panelled doors with decorative architrave, inset ceiling spotlights, coving to the ceiling, deep skirting, brass sockets and switches. There is a hatch to a boarded loft with light and pull down aluminium ladder.

Bedroom 1 15'3" x 15' plus bay (4.65m x 4.57m plus bay)

This spacious room has a window to the front aspect, white built in drawers incorporating a dressing table and matching bedside cabinets. There is a cupboard with hanging rail, radiator encased in attractive fretwork cover, deep skirting and an opening to:

Dressing Room/Bedroom 5 10'9 x 13'1 inc wardrobes (3.28m x 3.99m inc wardrobes)

Fitted with an extensive range of wardrobes providing ample hanging space, inset spotlights and display shelves, radiator encased in attractive fretwork cover, window to the front aspect, deep skirting and a ceiling rose.

En Suite Shower Room 7'7" x 6'2" (2.31m x 1.88m)

Fitted with "his and hers" white wash handbasins with chrome Victorian mixer taps set in a large white vanity unit with storage below, a low level WC, large shower unit with Mira power shower and glass door and bidet with Victorian chrome mixer tap. Fully tiled walls, radiator and opaque Velux window to the side aspect.

Bedroom 2 13'1 x 12'2 inc warrobes and entrance area (3.99m x 3.71m inc warrobes and entrance area)

With built in cupboard and dressing table, radiator encased in attractive fretwork cover, deep skirting boards, coving to ceiling, decorative ceiling rose and window to rear aspect. There is a door leading to:

Jack and Jill Shower Room

Fitted with a white suite comprising low level WC, wash hand basin inset into white vanity unit with chrome Victorian style mixer tap, shower cubicle with glass door and Mira power shower. The walls are fully tiled and there are inset ceiling spotlights, a shaver socket with light over and a radiator. A door leads to:

Bedroom 3 15'2 x 13'1 (4.62m x 3.99m)

With radiator encased in attractive fretwork cover, deep skirting boards, coving to ceiling, decorative ceiling rose and window to rear aspect. There is also a double width fitted cupboard with hanging rail. There is a door leading to:

Bedroom 4 13'1 x 10'5 (3.99m x 3.18m)

With radiator encased in attractive fretwork cover, deep skirting boards, coving to ceiling, decorative ceiling rose and window to front aspect. There are also 2 brass picture lights.

Family Bathroom

Fitted with a contemporary white suite comprising corner bath with chrome Victorian style mixer tap and shower attachment, wash hand basin with chrome Victorian style mixer tap, low level WC and bidet with Victorian style chrome mixer tap. There is a fully tiled shower cubicle with Mira power shower and glass door, black and white ceramic tiled floor, inset ceiling spotlights and radiator. A shelved airing cupboard and opaque window to the rear.



Stairs leading to Mezzanine Landing

With radiator encased in attractive fretwork cover, deep skirting boards, coving to ceiling, inset ceiling spotlights and window to front aspect.

Outside

Rear Garden

The meticulous garden is arranged on various levels with lawned areas, block brick and decked patio areas and a metal gazebo. There is a variety of ornamental lighting throughout the garden, along with security lighting. There is a pond, barked play area and a variety of mature trees and shrubs. The garden is bounded by timber and trellis fencing to all sides.

Front Garden

Another meticulous garden with lawned area with shrub border, pathway and both security and feature ornamental lighting. The side of the house houses the gas meter and there is driveway parking for 6 vehicles.

Triple Garage

With electric up and over doors, light and power. There is shelved storage, the electric meter and Potterton gas boiler providing for heating and domestic hot water. A water softener, radiator, and concrete flooring with rubber matting over. There is a personal door to the rear giving access to the rear garden and a door to the utility room.

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



1, Oaklands View, WELWYN, AL6 0RJ

Dwelling type: Detached house
Date of assessment: 10 June 2016
Date of certificate: 11 June 2016

Reference number: 8206-2304-4529-0197-6663
Type of assessment: RdSAP, existing dwelling
Total floor area: 246 m²

Use this document to:

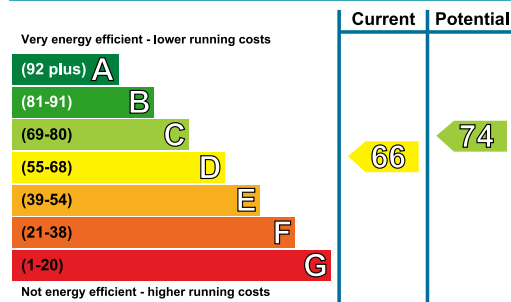
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,844
Over 3 years you could save	£ 711

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 321 over 3 years	
Heating	£ 4,878 over 3 years	£ 4,389 over 3 years	
Hot Water	£ 522 over 3 years	£ 423 over 3 years	
Totals	£ 5,844	£ 5,133	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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	£ 180	✓
2 Low energy lighting for all fixed outlets	£25	£ 96	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 435	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

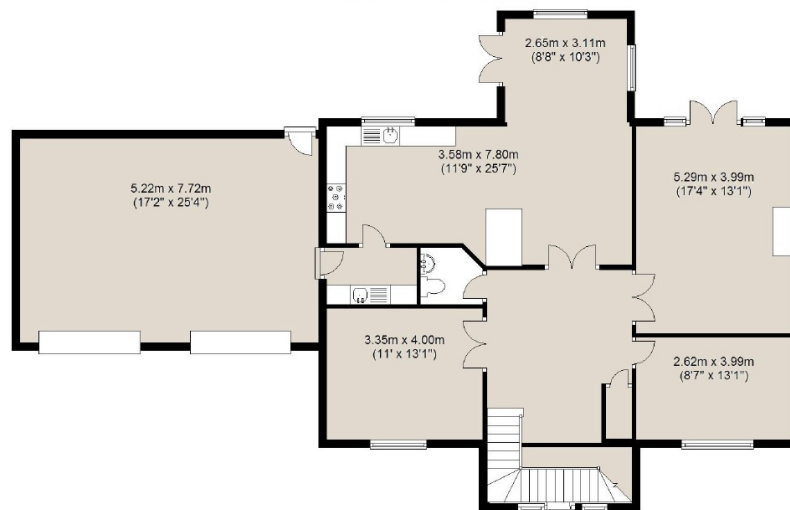


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Ground Floor

Approx. 150.5 sq. metres (1619.7 sq. feet)



First Floor

Approx. 136.3 sq. metres (1467.2 sq. feet)



Total area: approx. 286.8 sq. metres (3086.9 sq. feet)

Includes garage area
Plan produced using PlanUp.