



Delightful extended 3/4 bedroom end row house.

49 Old School Close, Codicote, SG4 8YJ



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This delightful end row house has been much improved by the current vendors and is situated in a popular turning within easy reach of the village high street with its shops and eateries together with the highly regarded C of E primary school. The recently extended accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, lounge/dining room, kitchen, 2 first floor double bedrooms, family bathroom with roll top bath, study area/bedroom 4, second floor double bedroom with en-suite wet room. Outside there are pretty cottage style front and rear gardens with a lovely timber summer house together with a single garage en bloc and additional parking space. VIEWING HIGHLY RECOMMENDED.

Situated on a desirable road in the centre of the thriving & historic village of Codicote which provides conveniences for daily needs and includes a butcher, chemist, cafe, 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.

Just over a mile away is Welwyn village with a choice of traditional public houses and good restaurants, independent baker, some fine historic cottages, a hidden manor house, ancient ford and the Old Roman Baths.

Codicote is within just 4 miles of Welwyn Garden City. This lovely green Garden City has a whole host of further shopping & recreational facilities, along with Debenhams and a John Lewis department store.

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).

Offers in excess of £415,000 Freehold



Proximity

The accommodation is arranged as follows:

Canopy style porch and part glazed UPVC front door to:

Entrance hall

A welcoming approach with beech effect flooring, radiator and door to:

Lounge/dining room 23'5 x 11'5 (nt 7'9) (7.14m x 3.48m (nt 2.36m)

A sizeable dual aspect space with windows to the front and rear and ½ glazed door to the rear garden. There is attractive coving to the ceiling, beech effect laminate flooring, TV aerial socket, telephone point, 2 radiators, understairs storage cupboard and door to:

Kitchen 7'10 x 6'6 (2.39m x 1.98m)

Fitted with a range of painted timber wall and base units with roll top working surfaces above, tiled splashback and 1½ bowl acrylic sink with mixer tap. There is also a useful walk in larder cupboard and space for washing machine, fridge/freezer and oven with concealed extractor fan above. A window overlooks the rear garden and there are ceramic floor tiles.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With inset ceiling spotlights, window to the side, attractive timber balustrade and cupboard housing Worcester gas boiler providing for heating and domestic hot water. Doors lead to:

Bedroom 2 12'6 x 8'5 (3.81m x 2.57m)

A double room with bay window to the front and radiator.

Bedroom 3 9'4 (to w/robe) x 8'5 (2.84m (to w/robe) x 2.57m)

Another double room with window to the rear, radiator and fitted beech effect wardrobes.



Study area/bedroom 4 8'7 x 6' (2.62m x 1.83m)

Currently being used as a study with potential to use as a guest bedroom if required. There is a window to the front, radiator, telephone point and staircase to the second floor.

Bathroom 5'9 x 5'7 (1.75m x 1.70m)

Fitted with a white suite comprising free standing roll top bath with claw feet and chrome Victorian style taps and shower attachment, wall mounted wash handbasin with chrome Victorian style mixer taps and low level W.C. There are fully tiled walls with inlaid mirrors, beech effect laminate flooring, chrome ladder style heated towel rail and opaque window to the rear.

STAIRCASE FROM STUDY AREA/BEDROOM 4 TO SECOND FLOOR

Master bedroom 12'8 x 11'8 (3.86m x 3.56m)

This lovely bright room has been decorated in cool neutral tones throughout and has a dormer window to the rear and a velux window to the front. There are useful built in storage drawers and cupboards in the eaves, inset ceiling spotlights and a contemporary style radiator. A door leads to:

En-suite wet room 6' x 4'5 (1.83m x 1.35m)

Fitted with a white suite comprising walk in shower cubicle with glass screen, wall mounted chrome shower and additional overhead monsoon style shower, wall mounted corner wash handbasin with chrome mixer tap and close coupled dual flush WC. There are ceramic wall and floor tiles, chrome inset ceiling spotlights and an opaque window to the rear.

Outside



Rear garden

A particular feature of the property is the pretty courtyard style rear garden with its block paved patio bound by timber sleepers leading to well stocked borders planted with an array of cottage garden plants including Honeysuckle, Geranium, Bleeding Heart, Clematis and Allium to name but a few. There is a further circular paved seating area, useful timber summer house, outside tap, security lighting and timber, trellis topped fencing to boundary with a gate leading to:

Front garden

Mainly laid to lawn with well stocked borders planted with an array of mature shrubs including Lavender, Hebe, Viburnum, Fern and Poppies. There is also a mature tree offering a degree of privacy.

Single garage & parking

Single garage en-bloc to the side of the property with up and over door and a further parking space.

Inserted room

The current owners rent an allotment from the local council.

Viewing information

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

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