



Stunning architecturally designed 4 bedroom detached home.

29 Mardley Hill, Oaklands, Welwyn, AL6 0TT



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A detached, highly individual, architect designed home offering fabulous contemporary living with a wealth of design features including vaulted ceilings - allowing plentiful light to flood in. The accommodation is beautifully presented throughout and comprises exceptional flexible open plan living space of approximately 2450 square feet incorporating sitting room and kitchen/dining room, separate study, cloakroom, utility room, beautiful galleried landing, master bedroom with dressing room, 3 further double bedrooms, family bathroom and 2 en-suite shower rooms. Outside the rear garden has been professionally landscaped and measures approximately 90' in depth, whilst to the front there is a double garage and block paved driveway providing ample parking for several vehicles. The property benefits from gas fired under floor heating, double glazed windows, solid American Oak doors throughout and a security alarm.

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The area of Oaklands is situated just north east of Welwyn village & enjoys wonderful bordering woodland along with some fine country walks. With excellent quality housing stock & a number of private residential turnings, the area boasts a parade of shops that include a sub post office, general convenience store, flower shop, butcher & junior/mixed infant school. The picturesque village of Welwyn is steeped in history & just over a mile away. Located on the banks of the river Mimram, the village comprises some great pubs, good restaurants, 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 £869,950 Freehold



### Proximity

The following times and distances are approximate as a guide only: London Kings Cross (32 minutes via rail link at Knebworth) -- Hertford (The county town) 6.8 miles -- St Albans just over 14 miles -- M25 14 Miles -- Luton airport just over 14 miles -- Stansted airport (27 miles) -- A1M Junction (6) approx 1 mile -- Heathrow airport (37 miles).

### The split level accommodation is arranged as follows:

Open canopy style porch constructed of solid oak and glass leading to:

#### Entrance hall

With vaulted ceiling, ceramic floor tiles, ceiling spotlights, deep cloaks cupboard and oak doors to:

#### Study 13'4 x 9'2 (4.06m x 2.79m)

Walk in bay window to the front and coving to ceiling.

#### Cloakroom

Fitted with a modern white suite comprising close coupled dual flush WC and pedestal wash handbasin with chrome lever style mixer tap. There is tiling to splashbacks, ceramic floor tiles, extractor fan, ceiling spotlights and decorative opaque glazed window to the entrance hall providing light.

#### Utility room

Fitted with beech effect base units with roll top working surfaces above, tiled splashback, 1½ bowl stainless steel sink with chrome mixer tap and space and plumbing below for washing machine and tumble dryer. There are additional wall mounted shelves, coving to ceiling, window to side and door leading to the rear garden.

STAIRS DOWN TO:

### Inner hall

With ceramic floor tiles, attractive glass block screening, deep understairs storage cupboard and oak doors to:

#### Kitchen/dining room 20'3 x 20'2 (6.17m x 6.15m)

Fitted with a range of contemporary style oak wall and base units with additional pan drawers and stainless steel cupboards and drawers. There are granite working surfaces above and an inset 1½ bowl stainless steel sink with chrome mixer tap. Appliances include Neff stainless steel split level oven and microwave, 4 ring gas hob with chimney style extractor fan above, integrated full height fridge and dishwasher. There is a glass block window to the side, glazed door to the rear garden and ceramic floor tiles. The dining area has oak flooring and contemporary oak and glass patio doors to the rear garden together with coving to ceiling and bespoke fitted storage cupboards and wine rack.

#### Lounge 20'3 x 16'7 (6.17m x 5.05m)

A particular feature of the property with impressive vaulted ceiling with 2 velux ceiling lights, contemporary stainless steel log burner with chrome chimney and ceramic tiled hearth, oak flooring, TV aerial socket, window to the side and oak and glass patio doors to the rear garden.

STAIRCASE FROM ENTRANCE HALL TO:

### Lower landing

With oak and frosted glass balustrade overlooking the living room, 2 velux windows to the rear, wall mounted uplighter, recessed alcove with inset spotlight and oak door to:



**Bedroom 2** 17'5 x 9' (5.31m x 2.74m)

A double room with dormer window to the rear, fitted wardrobes and drawers, desk, wall mounted storage cupboards, additional eaves storage cupboards and oak door to:

**En-suite shower room**

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted shower, pedestal wash handbasin with chrome mixer tap and close coupled dual flush WC. There are fully tiled walls, vinyl flooring, shaver socket, velux window to the rear and extractor fan.

STAIRCASE FROM LOWER LANDING TO:

**Landing**

With oak and glass balustrade overlooking the ground floor living space, coving to ceiling, hatch to loft, ceiling spotlights, eaves storage cupboards and additional deep walk in storage cupboard. Oak doors lead to:

**Bedroom 1** 16'4 x 13' (4.98m x 3.96m)

A sizeable double room with dormer window to the front, fitted white high gloss drawers and open shelves, ceiling spotlights, TV aerial socket and door to:

**Dressing room**

This useful space has hanging rails, open shelves and drawers and a door to:

**En-suite shower room**

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted shower, close coupled dual flush WC and circular wash handbasin with chrome lever style mixer tap upon contemporary quartz top with oak and glass open shelves below. There is a wall mounted Dimplex electric heated towel rail, fully tiled walls, ceramic floor tiles, velux style roof light and ceiling spotlights.

**Bedroom 3** 12'7 x 8'7 (3.84m x 2.62m)

Another double room with dormer window to the front and ceiling spotlight.

**Bedroom 4** 12'7 x 8'1 (3.84m x 2.46m)

Double room with dormer window to the front, ceiling spotlight and TV aerial socket.

**Bathroom**

Fitted with a white suite comprising corner bath with glass shower screen, chrome lever style mixer tap and additional chrome wall mounted shower. There is a concealed cistern WC and wash handbasin with chrome mixer tap inset into oak vanity cupboard, chrome wall mounted electric towel rail, fully tiled walls with mosaic border tile, vinyl floor tiles, shaver socket, eyeball ceiling spotlights and porthole window to the side.

**Outside**

### Rear garden

A particular feature of this property measuring 90' deep x 45' wide, the garden has been meticulously landscaped to provide interest throughout the year. The decked patio on two levels leads down to a further shingle seating area with raised timber planters. The garden is laid to lawn with well-stocked borders, featuring a variety of plants including ornamental grasses, Eucalyptus and Silver Birch. There are several perennial shrubs, a herb garden and a beautiful Trachycarpus tree. The garden is bound on all sides with timber fencing and mature hedging. The garden also benefits from an electric power point, external lighting and an outside tap. A wrought iron gate to the side leads to:

### Front garden

The property is approached via a pillared entrance, allowing access to a generous block paved driveway with parking for approximately 7 vehicles. There is a range of exterior lighting and attractively planted mature borders.

### Double garage 19'1 x 17'2 (5.82m x 5.23m)

With solid oak electric up and over doors, power, lighting and hot and cold taps. The garage also houses a Viessmann steel hot water tank and boiler which provides for heating and domestic hot water.

### Viewing information

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

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