



Immaculate 3 bedroom end row house in popular village cul de sac.

98 Carvers Croft, Woolmer Green, SG3 6LX





## 98 Carvers Croft, Woolmer Green, Knebworth, SG3 6LX

This delightful end row property has been well maintained by the current vendors and is decorated in soft neutral tones throughout. The property is situated in a highly regarded village turning within easy reach of open countryside, transport links and the highly regarded C of E primary school. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance lobby, cloakroom, lounge, kitchen/dining room and conservatory. There are 3 first floor double bedrooms and a modern white bathroom. Outside there is a lovely private rear garden, front garden and allocated parking space in a private parking area to the rear of the property. There is also visitors parking nearby.

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 £369,950 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:

UPVC front door leading to:

#### Entrance lobby

With useful cloaks cupboard, coving to ceiling, oak effect laminate flooring, doors to:

#### Cloakroom

Fitted with a white suite comprising close couple WC and pedestal wash handbasin with chrome taps and tiled splashback. There is a radiator, oak effect laminate flooring, dado rail, wall mounted storage cupboard and opaque window to the front.

#### Living room 14'7 x 13' (4.45m x 3.96m)

A well proportioned room decorated in soft neutral tones with a window to the frnt, TV aerial socket, coving to ceiling, 2 radiators, telephone point and double multi pane doors to:

#### Kitchen/dining room 14'7 x 7'10 (4.45m x 2.39m)

Fitted with a range of cream shaker style wall and base units with roll top working surfaces above, tiled splashbacks and inset single drainer stainless steel sink with chrome mixer tap. Appliances include single oven with 4 ring gas hob and extractor fan above, integrated dishwasher and fridge and space for washing machine. There is a window to the rear, radiator, grey wood effect flooring and patio doors to:

#### Conservatory 7'6 x 7'5 (2.29m x 2.26m)

Of UPVC construction with ceramic floor tiles, radiator, wall mounted track spotlight, ceiling fan, skylight window and french doors to the rear garden.

STAIRCASE FROM LIVING ROOM TO FIRST FLOOR





### Landing

With hatch to boarded loft with lighting, useful storage cupboard, coving to ceiling and doors to:

### Bedroom 1 11'1 x 9'9 (3.38m x 2.97m)

A good size double room with built in cupboard and additional built in wardrobes, coving to ceiling, radiator and window to the front.

### Bedroom 2 11'10 x 8' (3.61m x 2.44m)

Another double room with hatch to additional loft space with light and pull down ladder, coving to ceiling, radiator, telephone point and TV aerial socket and window to the front.

### Bedroom 3 10'6 x 7'10 (3.20m x 2.39m)

Decorated in subtle tones with window to the rear, radiator and coving to ceiling.

### Bathroom 6'5 x 6'2 (1.96m x 1.88m)

Fitted with a white suite comprising bath with chrome mixer tap and additional wall mounted chrome power shower, pedestal wash handbasin with chrome mixer tap and close coupled dual flush WC. There is a radiator, shaver socket, ½ tiled walls, vinyl floor tiles and opaque window to the rear.

### Outside

#### Rear garden

With a south easterly aspect, this low maintenance rear garden has an attractive pea shingle patio immediately to the rear of the property leading to a lawn with borders planted with a variety of shrubs including french lavender, roses and clematis. There is a timber garden shed with power points, outside tap, timber fencing to boundary with a gate leading to the parking area.

#### Front garden

Mainly laid to lawn with low level timber picket fence to boundary and shrub borders.



**Parking**

1 allocated parking space to the rear of the property in private parking area. There is also additional visitors parking nearby.

**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.









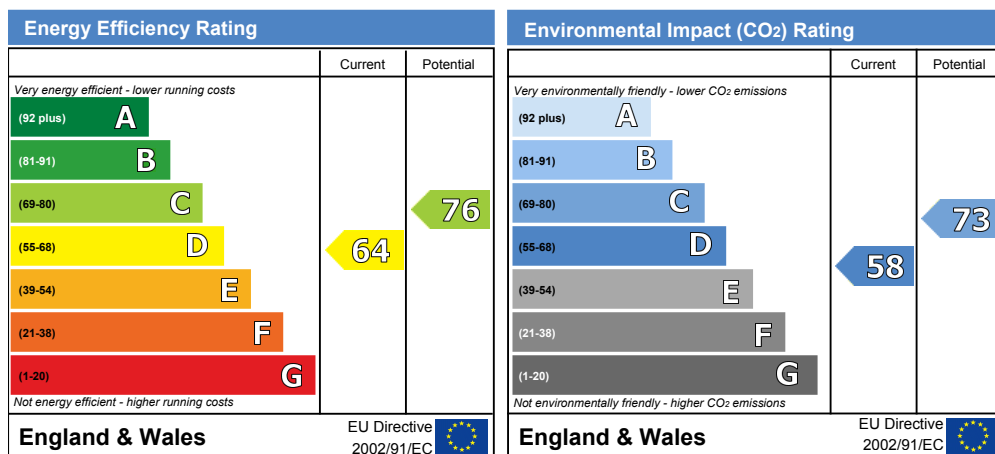
# Energy Performance Certificate



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

Dwelling type: Semi-detached house  
Date of assessment: 24 December 2010  
Date of certificate: 24 December 2010  
Reference number: 9575-2894-6523-9620-2505  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 73 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	301 kWh/m <sup>2</sup> per year	197 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	2.4 tonnes per year
Lighting	£75 per year	£38 per year
Heating	£517 per year	£373 per year
Hot water	£152 per year	£112 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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