



PUTTERILLS

est. 1992

11 Salix Close, Welwyn, AL6 9GP

**Price £925,000**



## Tastefully presented two year old 5 bedroom detached family property

This impressive, beautifully presented family house is situated in a private cul-de-sac development of just 13 high specification homes built in 2016 by well regarded developer Cala Homes. The property layout was altered by the current owners on purchase, when new, to include a contemporary, bright and spacious open plan kitchen dining room. The house further benefits from gas heating to radiators upstairs, underfloor heating to the ground floor, and double glazing throughout. The well proportioned accommodation has been tastefully decorated in neutral tones and feature wall-papers and comprises entrance hall, elegant living room, study, contemporary kitchen opening to dining area, and downstairs cloakroom. An attractive staircase leads to the first floor where there are 5 double bedrooms, two with en-suite facilities, and a modern family bathroom.

Outside the rear garden has been mainly laid to lawn and has views over a wooded hillside. There is an integral garage and driveway providing further parking for two cars.

### Proximity

Knebworth 3.6 miles  
Stansted airport circa 29 miles - 49 mins  
London Heathrow Airport 39 miles - 50 mins  
Luton Airport circa 9 miles - 20 mins  
Welwyn Garden City 4.9 miles  
Hitchin 8 miles  
St Albans 9 miles  
Welwyn benefits from well-regarded state and independent schools. These include Codicote CofE Primary, St Marys CofE Primary, Sherrardswood School, Monks Walk School in Welwyn Garden City and Princess Helena Independent College for Girls in nearby Preston village. A bus service also runs to Hitchin Boys and Girls Schools, under 10 miles away. Commuters will benefit from the A1 motorway that runs to the east of the village, linking directly to the M25 and London. The mainline train stations at Welwyn North in neighbouring Digswell and Welwyn Garden City both provide fast, frequent services to London

Kings Cross in around 30 minutes, as well as to Moorgate, while Kings Cross St. Pancras links to the Eurostar for that weekend getaway. A number of bus services also run regularly to Stevenage, Welwyn Garden City, Hatfield, St Albans and Hemel Hempstead. And for international travel, London Luton and Stansted airports are easily accessible.

### The accommodation is arranged as followed

#### Covered Storm Porch

With exterior light and part glazed front door opening to:

#### Entrance Hall 15'10 NT 7'1 x 8'7 NT 4'7 (4.83m NT 2.16m x 2.62m NT 1.40m)

A welcoming approach with a lit cupboard that has hanging space for coats, wood effect "Amtico" flooring, inset ceiling spot lights and doors to all downstairs accommodation including door to:

#### Lounge 18'10 x 11'11 (5.74m x 3.63m)

An elegant living space with Portland stone gas fired fireplace, wide window to the front, and ceiling light.

#### Kitchen Dining Room 27'2 NT 11'11 x 16'8 NT 12'6 (8.28m NT 3.63m x 5.08m NT

This bright and spacious open-plan kitchen dining room has a contemporary feel with light coloured tiling to the floor and two distinct areas as follows:

Kitchen Area - approximately 16'7 x 16'7 (5.06m x 5.07m)

Fitted with a modern range of contrasting dark wood effect and white gloss fronted cupboards and drawers. There is a kitchen island that provides a breakfast bar and further storage in both drawers and a cupboard. Smart white polished quartz work tops incorporate a 1 bowl under-mounted sink with single engraved drainer and mixer tap with spring directional spout. Appliances are by "Siemens" and comprise a double oven, 5 ring gas hob with stainless steel splash back, and extractor over, integral fridge and freezer, and integral dishwasher. A cupboard houses an "Ideal" gas fired

boiler. There are full height windows and double doors opening to the rear garden. Dining Area: Approximately 12'5 x 10' (3.79m x 2.47m)

With white fitted storage unit to one wall that incorporates shelving, drawers and cupboards. Again, there are full height windows and double doors opening to the rear garden.

#### **Study 9'8 x 8'2 (2.95m x 2.49m)**

This versatile room could also serve as a playroom or hobbies room. There is a window to the front, ceiling light, and a useful, lit under-stairs cupboard,

#### **Cloakroom 5'4 x 3'8 (1.63m x 1.12m)**

Fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC and heated chrome towel rail. There is ceramic tiling to the floor, half tiling to the walls, ceiling light and an extractor fan,

#### **Staircase from entrance hall to first floor:**

#### **Landing 18'4 x 3'4 + 9'5 x 3'2 (5.59m x 1.02m +2.87m x 0.97m)**

An "L" shaped landing with doors to all bedrooms and family bathroom, ceiling spot lights, radiator and door to airing cupboard with light, hot water tank, shelving and hanging space. Door opening to:

#### **Bedroom One 12'10 x 12'7 + wardrobes (3.91m x 3.84m +wardrobes)**

This well proportioned bedroom has a window to the rear and two fitted wardrobes with mirror fronted sliding doors, hanging rail and shelved storage space. A door opens to:

#### **En-Suite Shower Room**

Fitted with a white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with chrome mixer tap and shower cubicle with "Vada"

chrome shower with hand-held monsoon shower head. There is non-slip tiling to the floor and part tiling to the walls. Opaque window to the side, inset ceiling spot lights (with silent, motion-sensor LED night light), extractor fan, and heated chrome towel rail.

#### **Bedroom Two 12'10 x 8'11 WT 9'9 (3.91m x 2.72m WT 2.97m)**

With window to the rear, ceiling light, radiator, and in-built double wardrobe with hanging rail and shelved storage space, and sliding mirror fronted doors.

#### **En-Suite Shower Room**

Again fitted with a contemporary white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with chrome mixer tap and shower cubicle with chrome shower with hand-held monsoon shower head. There is non-slip tiling to the floor and part tiling to the walls and a tiled, shelved area. Inset ceiling spot lights, extractor fan, and heated chrome towel rail.

#### **Bedroom Three 20'2 x 10'7 (6.15m x 3.23m)**

The largest of the bedrooms, this double aspect room is currently in use as a spacious playroom. There is a window to the front and a sky-light window to the rear, two radiators and ceiling light.

#### **Bedroom Four 14'9 x 8'3 (4.50m x 2.51m)**

Window to the front, radiator, ceiling light and hatch to loft.

#### **Bedroom Five 12'11 x 7'8 (3.94m x 2.34m)**

Window to the front, radiator and ceiling light.

#### **Family Bathroom 8'5 x 6'3 (2.57m x 1.91m)**

Another contemporary suite that comprises low level WC with concealed cistern, wall

mounted wash hand basin with mixer tap, and panelled bath with hand held and wall mounted shower attachment over. The floor is non-slip tiled and there is part tiling to the walls. There is an opaque window to the side, inset ceiling spotlights and heated chrome towel rail.

#### **Outside**

#### **Rear Garden**

Laid mainly to lawn and with a paved patio, the rear garden is South Easterly in aspect. There are views beyond the fenced boundary to a wooded hillside.

#### **Front Garden and Driveway**

The neat front garden has a small lawn area, shrubs and pathway to the front door. The driveway is block paved and provides parking for two cars.

#### **Garage 24' x 10'11 (7.32m x 3.33m)**

Integral to the house, the garage has light, power, an electrically operated up-and-over door and personal door to the rear garden.

#### **Further Information**

Current EER rating: B

Tax Band: G

Yearly management fee - Approx £650 - £700.

#### **Viewing Information**

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

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GROUND FLOOR



FIRST FLOOR

Total floor area 1915 sq ft



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