



PUTTERILLS

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5 Copse Hill, Oaklands, Welwyn, AL6 0RY
Price £995,950

Stunning, recently constructed versatile 5 bedroom detached family residence.

This recently constructed detached house has been built to an exacting standard by the current vendor, offering versatile living space, & situated in a popular turning in the highly regarded Oaklands area of Welwyn, within easy reach of Mardley Heath nature reserve & the local shops & transport links. The sizeable accommodation benefits from underfloor heating to the ground floor & gas heating to radiators upstairs, double glazing & Cat 5 cabling throughout & comprises impressive entrance hall opening to spacious lounge/dining room with bi fold doors to the rear garden. There is a beautifully fitted kitchen/breakfast room, utility room, playroom/snug, cloakroom & 2 ground floor double bedrooms, both with en-suite facilities. To the first floor there are a further 3 bedrooms with en-suite bathrooms to 2 of them. Outside there are front & rear gardens, garage & driveway parking for 2 further vehicles. The property is being offered CHAIN FREE.

Proximity

The following times and distances are approximate as a guide only: London Kings Cross (30 minutes via rail link at Welwyn North) -- 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 accommodation is arranged as follows

Open storm porch with inset lighting and composite front door to:

Entrance hall

A most impressive approach to the accommodation with oak effect flooring, coving to ceiling, inset ceiling spotlights, opaque windows to the front and opening to:

Lounge/dining room

A sizeable dual aspect space with bi fold doors to the rear garden and further

patio doors to the side. There is oak effect flooring, inset ceiling spotlights, coving to ceiling, TV aerial socket and telephone point. A door leads to:

Kitchen/breakfast room

Fitted with a range of white gloss shaker style wall and base units with quartz working surfaces above, inset stainless steel 1 bowl sink with chrome mixer tap, attractive glass splashback, integrated dishwasher and split level double oven and grill. There is a separate island unit comprising deep pan drawers and breakfast bar seating, again with quartz working surface above and 4 ring ceramic hob with stainless steel chimney style extractor fan above. There is oak effect flooring, coving to ceiling, inset ceiling spotlights, window to rear, glazed door to rear garden and further door to utility room. An oak door leads back to the entrance hall.

Utility room

Fitted with a range of white gloss shaker style wall and base units with oak working surface above, acrylic single drainer sink with chrome mixer tap and attractive glass splashback. There is space and plumbing for a washing machine and tumble dryer, coving to ceiling, inset ceiling spotlights, oak effect flooring, opaque window to the side and personal door to the garage.

Playroom/snug

A lovely bright room with window to the front, coving to ceiling, inset ceiling spotlights, telephone point and oak effect flooring.

Bedroom

A good size double room with 2 windows to the side, oak effect flooring, coving to ceiling, inset ceiling spotlights, TV aerial socket and door to:

En-suite shower room

Fitted with a modern white suite comprising walk in shower cubicle with

chrome wall mounted overhead shower, close coupled dual flush WC and rectangular wash handbasin inset into white gloss vanity cupboard with chrome lever style mixer tap. There is tiling to splashbacks, oak effect flooring, chrome ladder style heated towel rail, inset ceiling spotlights, extractor fan and opaque window to the rear.

Bedroom

Another good size double room with coving to ceiling, inset ceiling spotlights, oak effect flooring, telephone point, window to the front and door to:

En-suite shower room

Fitted with a modern white suite comprising walk in shower cubicle with chrome wall mounted overhead shower, close coupled dual flush WC and rectangular wash handbasin inset into white gloss vanity cupboard with chrome lever style mixer tap. There is tiling to splashbacks, oak effect flooring, chrome ladder style heated towel rail, inset ceiling spotlights, extractor fan and sliding door to:

Cloakroom

Fitted with a modern white suite comprising close coupled dual flush WC and corner wash handbasin with chrome lever style mixer tap. There is coving to ceiling, inset ceiling spotlights, oak effect flooring, extractor fan and door to entrance hall.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With contemporary oak and glass balustrade, part vaulted ceiling, window to the front, wall mounted uplighters and doors to:

Bedroom

A characterful double room with vaulted ceiling, 2 radiators, inset ceiling spotlights, walk in wardrobe and dormer windows to the front and side. A door leads to:

En-suite bathroom

Fitted with a modern white suite comprising bath with glass shower screen and chrome mixer tap with wall mounted shower attachment, concealed cistern WC and wash handbasin with chrome lever style mixer tap inset into white vanity cupboard. There is a chrome ladder style heated towel rail, tiling to splashbacks, vinyl flooring, extractor fan, inset ceiling spotlights and useful eaves storage cupboard.

Bedroom

A lovely double room with vaulted ceiling, dormer window to the rear, eaves storage cupboard, inset ceiling spotlights, radiator and door to:

En-suite bathroom

Fitted with a modern white suite comprising bath with glass shower screen and chrome mixer tap with wall mounted shower attachment, close coupled dual flush WC and wash handbasin with chrome lever style mixer tap inset into white vanity cupboard. There is a chrome ladder style heated towel rail, tiling to splashbacks, vinyl flooring, extractor fan, inset ceiling spotlights and useful eaves storage cupboard.

Bedroom/office

With vaulted ceiling, radiator, inset ceiling spotlights and opaque window to the side. This room has been set up to accommodate those working from home and could be used as a home office.

Outside

Rear garden

With timber effect non slip decking to the rear of the property, timber fencing to the boundary with gate leading to the front garden, shingled area to the side of the property, security lighting and numerous external power points.

Front garden

Mainly laid to lawn with a paved path to the front door and external lighting.

Garage & parking

Single garage with up and over door, light and power, personal door to the utility room, wall mounted Worcester gas boiler providing for heating and domestic hot water and hot water cylinder.

EER & Council Tax

Council tax - Band F - £2369

Viewing information

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

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