



P U T T E R I L L S

est. 1992

7 Brookbridge Lane
Datchworth SG3 6SU
Price £799,950

Sizeable 4 bedroom detached village bungalow with scope to extend (STPC).

This deceptively spacious bungalow of 1724 sq ft is situated in a popular turning, centrally located within easy reach of the pretty village green and fine countryside walks, together with the well regarded Datchworth C of E primary school. The accommodation benefits from double glazing and gas heating to radiators throughout with underfloor heating in the bathrooms and comprises entrance hall, dual aspect sitting room, kitchen/dining room, utility room, cloakroom, 4 double bedrooms, family bathroom and en-suite shower room to the master bedroom. Outside there is a good size rear garden with brick built timber shed which could be converted to a home office or studio, front garden and single garage.

Proximity

Distances from Datchworth (all distances are approximate).
Hitchin 10.8 miles Welwyn Garden City 5.8 miles Hertford 5.8 miles Stevenage 5.1 miles Knebworth 1.3 miles - M25 20.7 miles A1(m) 3 miles Stanstead airport 25 miles Heathrow airport 38 miles Luton airport 14.6 miles

The accommodation is arranged as follows:

Covered storm porch and timber front door with attractive leaded glass panels to:

Entrance hall

A sizeable approach to the accommodation with oak flooring, coving to ceiling, inset ceiling spotlights, radiator, telephone point and doors to:

Bedroom 1 13'5 x 10'9 (4.09m x 3.28m)

A well proportioned double room with window to the front, radiator, coving to ceiling, TV aerial socket and double opaque glazed multi pane doors to:

En-suite shower room 8'4 x 3'10 (2.54m x 1.17m)

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted victorian style overhead shower, close coupled dual flush WC and wall mounted wash handbasin with chrome mixer tap. There are fully tiled walls, ceramic floortiles, ceiling spotlights, Velux roof light, extractor fan, chrome ladder style heated towel rail and underfloor heating.

Bedroom 2 13'5 x 10'10 (4.09m x 3.30m)

A characterful double room with walk in bay window to the front, radiator and coving to ceiling.

Bedroom 3 10'10 x 10'3 (3.30m x 3.12m)

A further double room with window to the side, radiator and coving to ceiling.

Bedroom 4/Study 10'10 x 9'6 (3.30m x 2.90m)

Currently being used as a study with window to the side, radiator, coving to ceiling and built in storage cupboard.

Bathroom 8'3 x 5'11 (2.51m x 1.80m)

Fitted with a white suite comprising jacuzzi style bath with chrome mixer tap and wall mounted shower,

concealed cistern dual flush WC and wash handbasin with chrome mixer tap. There are fully tiled walls, ceramic floor tiles, Velux roof light, extractor fan, chrome ladder style heated towel rail and underfloor heating.

Lounge 18'3 x 17'4 (5.56m x 5.28m)

A lovely bright dual aspect room with window to the side and french doors to the rear garden, oak flooring, 2 radiators, coving to ceiling and TV aerial socket.

Kitchen/dining room 24'3 x 16'3 (7.39m x 4.95m)

Fitted with a range of cream shaker style wall and base units with oak butchers block working surfaces above and ceramic belfast sink with chrome taps. Appliances include range oven with stainless steel chimney style extractor fan above, integrated dishwasher and space for american style fridge/freezer. There is a separate island unit with cupboards below, oak butchers block working surface above, stainless steel inset prep sink with chrome tap and breakfast bar seating below. There is a window to the rear overlooking the garden, glazed door to the side, 2 radiators, oak flooring, coving to ceiling, inset ceiling spotlights, double multi pane doors to the lounge and further door to:

Utility room 9'4 x 6'6 (2.84m x 1.98m)

Fitted with cream shaker style wall and base units, oak butchers block working surface above and ceramic Belfast sink with chrome taps. There is a wall mounted gas boiler providing for heating and domestic hot water, space and plumbing for a washing machine and tumble dryer, oak flooring, radiator, opaque window to the side, built in airing cupboard and personal door to the garage.

Cloakroom 5'8 x 3'4 (1.73m x 1.02m)

Fitted with a white suite comprising close coupled dual flush WC and wall mounted wash handbasin with chrome Victorian style taps and tiling to splashback. There is a chrome ladder style heated towel rail, extractor fan, coving to ceiling and oak flooring.

Outside

The overall plot measures just in acre

Rear garden

(127' x 45' approx - S/E facing) A good size garden with timber decked patio immediately to the rear of the property with a step down to a further shingled patio and a deep lawn. There are mature borders planted with an array of trees and shrubs together with

further well stocked raised beds. A shingled path leads to a good size brick built shed with timber cladding which has light and power and offers the opportunity to create a home office or studio for those working from home. There is an outside tap, 2 outside lights and a path to the side leading to:

Front garden

Planted with mature shrubs and trees and bound by timber fencing.

Garage & parking

Single garage with electric up and over door, lighting and personal door to the utility room. There is additional driveway parking for several vehicles.

EER & Council tax

Council Tax Band F £2,343.00

Energy Efficiency Rating (EER) - C

Viewing information

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

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Driveway

