



PUTTERILLS

est. 1992

Belmont, 95 Pondcroft Road, Knebworth, SG3 6DE
Offers in the region of £850,000

Immaculate Edwardian 5 bedroom detached village house.

This sympathetically enlarged and delicately refurbished detached Edwardian family house has an exacting specification and benefit from under floor heating, double glazed bespoke timber Sash windows and cat 5 cabling. With 5 bright double bedrooms, this beautifully presented property is thoughtfully arranged over 3 levels and approached via a welcoming reception hall with turning staircase. Doors from here lead to a comfortable sitting room with bay window and log burner, modern cloakroom, contemporary open plan kitchen/family dining area & laundry room. There are two en-suite shower rooms, a traditional Victorian style family bathroom and fabulous self-contained detached office/summer house with WC. The very pretty landscaped gardens have a time-honoured feel with paved terrace, stocked borders and a great family lawn. Private driveway parking is provided along with a single integral garage. CHAIN FREE

Proximity

All distances are approximate as a guide only: Stansted airport 24 miles - Heathrow Airport 40 miles - Luton Airport 13 miles - 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:

Traditional deep open canopy porch with timber balustrade, black and white Victorian style tiled step, inset spotlighting and a bespoke half glazed timber panelled front door leading to:

Reception Hall 13'3 x 9'7 (4.04m x 2.92m)

This lovely welcoming approach has a heated ceramic tiled floor, inset ceiling spotlights, deep under-stairs storage cupboard and polished timber doors leading to:

Sitting Room 17'10 into bay x 12'2 (5.44m into bay x 3.71m)

A well proportioned, yet comfortable room is decorated in cool Grey tones with a walk in bay window to the front, TV aerial point and bespoke 'Art Deco' style fire surround with slate hearth and glazed log burner.

Cloakroom 6'9 x 4'3 (2.06m x 1.30m)

Traditional white suite comprising close coupled WC and wall mounted wash handbasin with chrome Edwardian style taps and chrome pedestal. Mosaic tiled splash back and feature wall, ceramic floor tiles, inset ceiling spotlights and extractor fan.

Open plan kitchen/dining room 20'1 nt 12'3 x 30'1 nt 14'2 (6.12m nt 3.73m x 9.17m nt 4.32m)

This impressive entertaining area has an open plan element carefully arranged with 3 separate zones. The Kitchen/preparation area is fitted with an extensive range of contemporary 'mushroom' high gloss flush wall and base units with deep pan drawers, peninsular breakfast bar and 'Silestone' working surfaces with under unit lighting. There is a 'Franke' inset 1 bowl stainless steel sink with brushed chrome mixer tap and Quooker hot water tap, coloured glass splash-back, Siemens stainless steel single oven plus steam oven with chefs drawer below, 5 ring induction hob with chimney style extractor fan above, integrated dishwasher and wine fridge, heated ceramic floor, inset spotlights and 2 sash windows to the rear. A relaxed family seating area is also provided and again has a heated ceramic floor, TV aerial point and open plan to:

Dining area: Garden room style with windows to rear and French doors to garden together with a bespoke roof lantern allowing light to flood in.

Utility room 7'11 x 6'9 (2.41m x 2.06m)

Fitted with a range of French pine wall and base units with butchers block style working surface above and ceramic Belfast sink with brushed chrome lever style mixer tap. There is space and plumbing for a washing machine and fridge freezer, ceramic floor tiles, inset ceiling spotlights and door to garage.

TURNING STAIRCASE WITH BALLUSTRADE LEADING FROM THE ENTRANCE HALL TO FIRST FLOOR:

Landing

An impressive central approach with sash windows to the front and side, inset ceiling spotlights, double width airing cupboard with Megaflow hot water cylinder, staircase leading to the second floor, radiator, and doors to:

Bedroom 1 15'5 X 12'1

This characterful double room has an ornamental cast iron fireplace with tiled hearth, radiator, 2 sash windows to the front, window to side and inset ceiling spotlights. A door leads to:

En suite Shower Room 10'8 X 5'5 (3.25m X 1.65m)

Fitted with a traditional white suite comprising pedestal wash handbasin with chrome monobloc lever style mixer tap, close coupled WC and walk in shower cubicle with glass screen and wall mounted chrome shower. There is a chrome Victorian style heated towel rail, sash window to the front, inset ceiling spotlights, ceramic floor tiles and wall tiles with attractive mosaic inserts.

Bedroom 2 13'6 x 12'2 (4.11m x 3.71m)

Another double room with 2 sash windows to the rear and a radiator.

Bedroom 3 12'5 x 12'2 nt 8'5 (3.78m x 3.71m nt 2.57m)

With 2 sash windows to the rear and a radiator.

Bedroom 4 10'5 x 9'4 (3.18m x 2.84m)

With high level window to side, radiator and useful under-stairs storage space.

Family Bathroom 8'5 x 6'4 (2.57m x 1.93m)

Fitted with a traditional white suite comprising double ended bath with chrome Edwardian style taps, close coupled dual flush WC and pedestal wash handbasin with chrome Edwardian style taps. There is a chrome Victorian style heated towel rail, tongue and groove panelling to dado height, tiling to bath splash-back, opaque sash window to side, inset ceiling spotlights and black and white Victorian style floor tiles.

STAIRCASE FROM LANDING TO SECOND FLOOR

Landing 14' x 7'3 (4.27m x 2.21m)

Velux window to side, eaves storage cupboard and door to:

Bedroom 5 26'10 nt 17'6 x 26'9 nt 16'11 (8.18m nt 5.33m x 8.15m nt 5.16m)

This spacious attic style room has 2 Velux windows to rear and additional Velux to the side. There are 4 radiators, inset ceiling spotlights and door to:

En suite 9' x 7'6 (2.74m x 2.29m)

Fitted with a modern white suite comprising shower cubicle with glass door and wall mounted shower, low level dual flush WC and wash handbasin inset into walnut effect vanity cupboard with chrome monobloc mixer tap. There is mosaic tiling to splashback, inset ceiling spotlights, ceramic floor tiles, chrome ladder style heated towel rail, Velux window to side, inset ceiling spotlights and extractor fan.

Outside

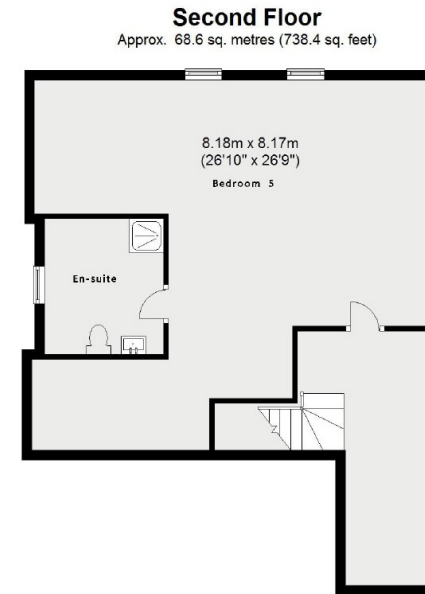
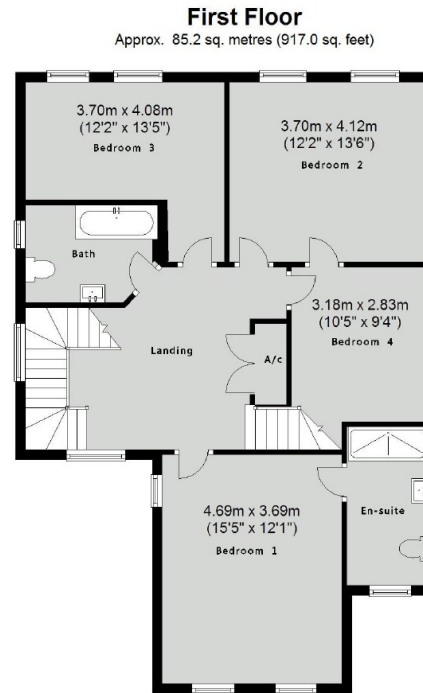
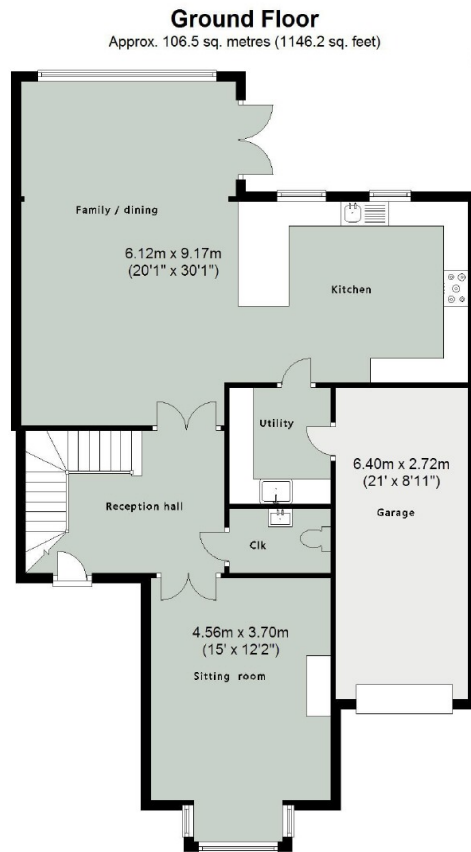
Rear Garden

This pretty rear garden has an approximate depth of 70' and width of 37'. There is an extensive slate paved patio immediately to the rear of the house with a low level wall, inset lighting and opening to a well tended lawn area. The stocked borders are planted with a variety of shrubs including Lavender, Roses, Peonies, Hydrangea and Clematis, A cobblestone path leads to the side of the property with security lighting, an outside tap and gate with access to the front and driveway. At the rear of the garden is a detached cabin style office - ideal for those working from home.









Total area: approx. 260.3 sq. metres (2801.6 sq. feet)

Includes garage area
Plan produced using PlanUp.



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