



P U T T E R I L L S

— est. 1992 —

Sunnyside Cottage, Pottersheath Road
Welwyn AL6 9SU

Price £725,000

Delightful 4 bedroom red brick character semi detached cottage in popular semi rural situation.

This delightful red brick character semi detached house is situated in a popular semi rural location with access to open countryside and Mardley Heath nature reserve. The well presented accommodation benefits from double glazing throughout and oil fired heating to radiators and comprises entrance hall, triple aspect sitting room with cast iron dual fuel burning stove and french doors to the rear garden, dining room with fireplace and stripped pine floorboards, shaker style kitchen, utility room and cloakroom. To the first floor there are 4 double bedrooms and a family bathroom. A particular feature of the property is the stunning rear garden planted in cottage garden style with many shrubs, trees and perennials together with a useful brick built outbuilding. There is a front garden and gravel drive affording parking for several vehicles. VIEWING HIGHLY RECOMMENDED.

Pottersheath is a delightful semi-rural location within a few minutes drive of Old Welwyn. The Robin Hood & Little John public house & Welwyn equestrian centre is within a short walk along with wonderful open countryside walks.

Welwyn village has a choice of traditional public houses and good restaurants, independent baker, some fine historic cottages, a hidden manor house, ancient ford and the Old Roman Baths.

Welwyn Garden City is located approximately 4 miles south and provides a host of further shopping & recreational facilities, along with a John Lewis department store.

The area has excellent road and rail links. Mainline stations can be found at Welwyn North railway station (located in Digswell) and Knebworth which also provides a frequent service to London Kings Cross.

Proximity

All distances and journey times are approximate

Knebworth 1.7 Miles

Stansted airport 28 miles

London Heathrow Airport 37 miles

Luton Airport 13.5 miles

Welwyn Garden City 4.8 Miles

Hitchin 12 miles

Hertford 10.7 miles

Welwyn 2.3 miles

M25 (Watford) 17 miles

A1 (M) Junction (6) 2.5 miles

Kings Cross approx 30/35 minutes by rail (Via Knebworth rail link)

The accommodation is arranged as follows

Timber front door with leaded light panel leading to:

Entrance hall 17'7 x 5'5 (5.36m x 1.65m)

A most welcoming approach to the accommodation with windows to the

sides, velux style roof light, attractive ceramic floor tiles, dado rail, radiator and doors to:

Sitting room 20'11 x 11'6 (6.38m x 3.51m)

This bright and airy triple aspect room has been decorated in neutral tones and has windows to the front and side and french doors opening to the garden. There are 2 radiators, TV aerial socket, telephone point, 3 wall lights and fireplace with cast iron dual fuel burning stove, slate effect hearth and oak mantel.

Dining room 13' x 12'6 (3.96m x 3.81m)

A cosy, characterful room with stripped pine floorboards, cast iron fireplace with quarry tiled hearth and built in cupboard to the side, window to the front, radiator, TV aerial socket and 2 wall lights.

Kitchen/breakfast room 17'3 (nt 9'10) x 16'1 (nt 7'5) (5.26m (nt 3.00m x

An L shaped room, fitted with a range of cream shaker style wall and base units with oak butchers block working surfaces above, tiled splashback and ceramic butler sink with chrome victorian style bridge tap. Appliances include Bosch split level double oven and grill, 4 ring ceramic hob with concealed extractor fan above and slimline integrated dishwasher. There is an original built in pantry style cupboard, radiator, ceramic floor tiles, brass ceiling spotlights, 2 windows to the rear and an opening to:

Utility room 7'7 x 5' (2.31m x 1.52m)

Fitted with beech effect wall and base units with roll top working surfaces above, space and plumbing below for washing machine and tumble dryer, tiled splashback and inset ceramic sink with victorian style chrome mixer tap. There are ceramic floor tiles, ceiling spotlights, glazed door to the rear garden and a door to:

Cloakroom 7'6 x 2'9 (2.29m x 0.84m)

Fitted with a white suite comprising close coupled dual flush WC and wash handbasin with chrome victorian style mixer taps inset into maple effect vanity cupboard with tiled splashback. There are ceramic floor tiles, coving to ceiling, eyeball spotlights and an opaque window to the rear.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

This split level landing has a timber balustrade, exposed ceiling timber, dado rail and doors to:

Bedroom 1 11'5 x 11'3 (3.48m x 3.43m)

A lovely, well proportioned double room with high ceiling, window to the front, radiator and TV aerial socket.

Bedroom 2 10'5 x 9'11 (3.18m x 3.02m)

Another good size double room with high ceiling, window to the front, built in wardrobes and radiator.

Bedroom 3 11'5 x 9'2 (3.48m x 2.79m)

A lovely dual aspect room with windows to the rear and side, radiator and hatch to loft storage space.

Bedroom 4 9'11 x 9'6 (3.02m x 2.90m)

With high ceiling, window to the rear and radiator.

Bathroom

Fitted with a white suite comprising bath with chrome mixer tap and additional

wall mounted chrome shower, close coupled WC, bidet with chrome mixer tap and circular wash handbasin with chrome contemporary style mixer tap inset into timber effect vanity cupboard with matching bathroom storage drawers. There is a velux style window to the rear, radiator, vinyl floor tiles, tiled walls with attractive mosaic tiled insert, chrome spotlights and hatch to loft.

Outside

Rear garden

A particular feature of the property is the sizeable cottage style rear garden which has been lovingly maintained by the current vendors. There is a paved patio immediately to the rear of the house leading to a deep lawn with numerous flower beds planted with a vast array of shrubs and perennials including roses, hellebores, geranium, foxgloves, sedum and bamboo to name but a few. There are 2 timber rose arches covered in clematis and climbing roses together with a timber garden shed and useful brick built outbuilding providing ample garden storage. The oil tank is also situated in the rear garden and there is an outside tap and ornamental garden lighting. To the side of the property there is a block paved area with trellis fencing and a border planted with climbing hydrangea, spring flowering bulbs and perennials. A picket style gate leads to:

Front garden & parking

An attractive gravel drive affords parking for several vehicles and there are pretty borders planted with spring flowering bulbs and perennials. The garden is

bound by evergreen hedging and there is ornamental lighting.

EER & Council tax

Council Tax Band G £2884.00

Energy Efficiency Rating (EER) - TBC

Viewing information

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

Please note

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Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.









