



PUTTERILLS

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24 Bury Lane  
Codicote SG4 8XX  
**Offers in excess of £550,000**

# Detached 4 bedroom village house requiring cosmetic improvement throughout.

\*\*\*\*\*OPEN DAY BY APPOINTMENT 12TH MAY 2018 BETWEEN 11-1PM\*\*\*\*\*

This detached 4 bedroom house is situated in a convenient location within easy reach of the village high street and highly regarded C of E primary school. The well proportioned accommodation requires cosmetic improvement throughout and benefits from gas heating to radiators and double glazing throughout. Comprising entrance hall, lounge, dining room, playroom/study, kitchen/breakfast room, utility area and cloakroom. There are 4 bedrooms to the first floor and a family bathroom. Outside there are front and rear gardens and driveway parking. The property is being offered CHAIN FREE.

The thriving & historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, cafe, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. The well regarded Church of England primary school has the motto "Everyone will know success" whilst state secondary education is provided by schools in the nearby towns. There is the pretty church of St Giles built circa 1110 & a selection of Sports & Recreation clubs including: Codicote Tennis Club with three floodlit hard courts, 2 football pitches, badminton club, local playgroups, local historical society & numerous other activities within the village details of which can be found at [www.codicoteparish.net](http://www.codicoteparish.net)  
Codicote Village Day is also an annual one day festival with lots of stalls and attractions to keep locals & visitors entertained throughout the afternoon.

Just over a mile away is Welwyn village with 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.

Codicote is within just 4 miles of Welwyn Garden City. This lovely green Garden City has a whole host of further shopping & recreational facilities, along with Debenhams and a John Lewis department store. Welwyn Garden City, Hitchin and Stevenage provide more comprehensive shopping and leisure facilities. Codicote has 4 British Rail mainline stations in close vicinity with services into London Kings Cross, with the closest being Welwyn North (approximately 2 miles South East).

## Proximity

All distances and journey times are approximate  
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

## The accommodation is arranged as follows:

Hardwood front door to:

### Entrance hall

A good size approach to the accommodation with quarry tiled effect vinyl flooring, coving to ceiling, radiator, wall light and doors to:

### Lounge 15'1 x 11'9 (4.60m x 3.58m)

A well proportioned room with window to the front, radiator, coving to ceiling and TV aerial socket. Double bi fold doors open to:

### Dining room 11'7 x 8'5 (3.53m x 2.57m)

A lovely bright room with window to the rear overlooking the garden, coving to ceiling, radiator and glazed door to the rear garden. A further door opens to:

### Kitchen 12'7 x 8'3 (3.84m x 2.51m)

Fitted with oak trimmed wall and base units with roll top working surfaces above, tiled splashbacks and stainless steel single drainer sink with chrome mixer tap. Appliances include double oven and grill, 4 ring gas hob, space for dishwasher and fridge freezer. There is quarry tiled effect vinyl flooring, wall mounted Ideal gas boiler providing for heating and domestic hot water, coving to ceiling, window to rear and half glazed door opening to the utility area.

### Playroom/Study 16'10 x 8'2 (5.13m x 2.49m)

Currently being used as a ground floor bedroom, this flexible space could be used as a playroom or study with oak effect flooring, windows to the front and side, built in storage cupboard and half glazed door to the utility area.

### Cloakroom

Fitted with a white suite comprising WC and wall mounted wash handbasin with chrome taps and tiled splashback. There is an opaque window to the side, radiator and quarry tiled effect vinyl flooring.

### Utility area 22'2 x 7'3 (6.76m x 2.21m)

Of UPVC construction with vinyl flooring, ceramic butler sink with chrome lever style taps, electricity and plumbing for a washing machine, 2 doors to the front, built in coal shed/storage cupboard and glazed french doors to the rear garden.

STAIRCASE FROM ENTRANCE HALL TO HALF LANDING AND FIRST FLOOR

### Landing

With hatch to loft, deep airing cupboard with shelves, additional airing cupboard housing hot water cylinder and doors to:

### Bedroom 1 12'4 x 11'7 (3.76m x 3.53m)

A well proportioned double room with window to the front, radiator and fitted teak wardrobes.

### Bedroom 2 12'8 x 9'4 (3.86m x 2.84m)

Another double room with window to the front, radiator and fitted teak wardrobes and dressing table.

### Bedroom 3 11'10 x 9' (3.61m x 2.74m)

Another double with window to the rear, radiator and fitted teak wardrobe.

### Bedroom 4 8'8 x 8'7 (2.64m x 2.62m)

A good size single room with window to the rear, radiator and fitted teak wardrobe.

### Bathroom 6'7 x 6'6 (2.01m x 1.98m)

Fitted with a white suite comprising shower cubicle with glass bi fold door and chrome wall mounted shower, concealed cistern WC and wash handbasin inset into white vanity cupboard with chrome taps. There are fully tiled walls, wall mounted shaver socket and opaque window to the rear.

## Outside

### Rear garden

A lovely secluded garden with paved patio immediately to the rear of the property leading to a lawn. There are well stocked, mature borders planted with an abundance of shrubs and trees including choisia, pyracantha, lavender, viburnum and roses to name but a few. The garden is bound by timber fencing on all sides, garden shed to side, summer house on hard standing and there is an outside tap.

### Front garden

Mainly laid to lawn with well stocked borders planted with mature shrubs and trees including climbing roses, camellia, cotoneaster, spirea and an ornamental cherry tree. The garden is bound by mature hedging.

### Driveway parking

Block paved drive for 2 vehicles.

### Council tax & EER

Council Tax Band F £2,499.00  
Energy Efficiency Rating (EER) - TBC

### Viewing information

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

### Please note

Disclaimer

Putterills endeavor to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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.











