



P U T T E R I L L S

est. 1992

16 New Close
Knebworth SG3 6NU
Guide price £635,000

Carefully enlarged 3 / 4 bedroom chalet bungalow with beautiful south/Westerly garden.

This carefully enlarged and beautifully presented 3/4 bedroom semi-detached chalet bungalow is situated in a sought after village cul de sac within easy reach of the high street and mainline rail link to London Kings Cross. With adaptable and well planned accommodation, the property is approached via a deep central hall and comprises: dining/family room - open plan to a fitted kitchen, beautifully proportioned lounge with fireplace, 2 ground floor bedrooms and a modern shower room, study/bedroom 4, dual aspect master bedroom, family bathroom and useful attic/ playroom. The south westerly gardens are a true feature of the property with ornamental pond, sizeable store/ workshop, single garage and extensive driveway parking.

Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: A chemist, post office, library, doctors' surgery, 2 dentists, Cooperative general store, superb Indian restaurant and Chinese take away, café, wine merchants, well regarded junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and childrens' play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities.

THE ACCOMMODATION IS ARRANGED AS FOLLOWS:

Canopy entrance porch with light, and sealed unit double glazed front door leading to:

Entrance hall 14'11 x 6'5 (including staircase) (4.55m x 1.96m (including staircase))

A deep central approach with staircase leading to the first floor, deep under-stairs cupboard, ceramic tiled floor, 4 ceiling spot lights, radiator and polished timber panelled doors leading to:

Dining / family room 17' x 13'2 max (5.18m x 4.01m max)

This excellent family space forms the heart of the house and boasts 2 Velux windows, 13 ceiling spot lights and an Oak laminate floor. There is a double radiator, built in shelved cupboard and a half glazed door leading to the lounge. 7'3" opening to:

Kitchen 10'1 x 9' (3.07m x 2.74m)

Tastefully fitted with an extensive range of contemporary panelled wall and base units to include ample working surfaces, splash tiling and concealed under unit lighting. There is a single drainer stainless steel Franke sink unit with mixer tap and cupboards below, fitted Neff 5 ring gas hob with matching stainless steel extractor above, and a matching double oven with grill. Integrated microwave, fridge/freezer space, built in dishwasher, skirting lighting, 9 ceiling spot lights and a heated ceramic tiled floor. Sealed unit double glazed window to rear and matching door leading to the garden.

Lounge 17'2 x 15'8 (5.23m x 4.78m)

A beautifully proportioned room with dual aspect to include a double glazed window to the side and double glazed French doors with full length side windows leading to the patio and garden. Wood laminate floor, double radiator, TV point and an inglenook fireplace with brick hearth and oak Bessemer.

Study / bedroom 4 8'10 x 8'4 (2.69m x 2.54m)

A flexible room with radiator and double glazed window to the front.

Bedroom 2 12'9 x 12'9 plus bay (3.89m x 3.89m plus bay)

A great double room with walk in bay window to the front, double radiator, under-stairs cupboard, 8 ceiling spot lights and 2 built in double wardrobes.

Shower/cloakroom (ground floor) 8'9 x 7'5 max (2.67m x 2.26m max)

Modern and elegant white suite comprising dual flush WC, shaped vanity wash hand basin with mixer tap, drawers and cupboard below, double shower cubicle with sliding glass screen and fitted Aqualisa shower, fully tiled walls, heated ceramic floor, extractor fan, chrome heated towel rail, shaver point, 5 ceiling spot lights and a double glazed window to the side.

Bedroom 3 9'8 x 9'1 to wardrobes (2.95m x 2.77m to wardrobes)

Approached via its own lobby, this double room with triple mirror fronted wardrobe with sliding doors and ample hanging and storage space, radiator and double glazed window to the side.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

Radiator, Velux window to the front, large airing cupboard housing gas boiler and pressurised hot water tank, 3 ceiling spot lights and doors to:

Bedroom 1 18'10 x 9'6 (5.74m x 2.90m)

This bright dual aspect double room includes dormer windows to the front and rear, eaves cupboards, radiator, TV point and a built in wardrobe cupboard with hanging space.

Bathroom 8'9 x 8'11 max (2.67m x 2.72m max)

Another modern white suite comprising double ended bath with integrated mixer tap, dual flush WC and a shaped vanity wash hand basin with mixer tap, drawers and cupboards below. Radiator, fully tiled walls, ceramic tiled floor, 5 ceiling spot lights, extractor fan and double glazed window to the side.

Attic/playroom 27'4 x 8'11 approx (8.33m x 2.72m approx)

Double glazed window to the rear and 2 Velux windows to the side. This area has a radiator and is often used as occasional bedroom, but only has a maximum and restricted head height of 5'.

Outside

Rear garden

With a depth of approx 88' and a width of approx 34' this beautifully landscaped South/Westerly facing area has a wide tiered terrace with inset planter and pergola, bordering ornamental pond and a deep shaped lawn with bordering beds of established evergreens and shrubs. To the rear of the plot is a further seating area again with pergola and Wisteria. There is a timber clad tool shed (14'2 x 7'11) with light and power.

Front garden & driveway

An extensive blocked paved area with ample parking, fence and brick wall boundary and access to:

Garage

Of single design with up and over door and window to the side.

Viewing information & disclaimer

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Money Laundering Regulations

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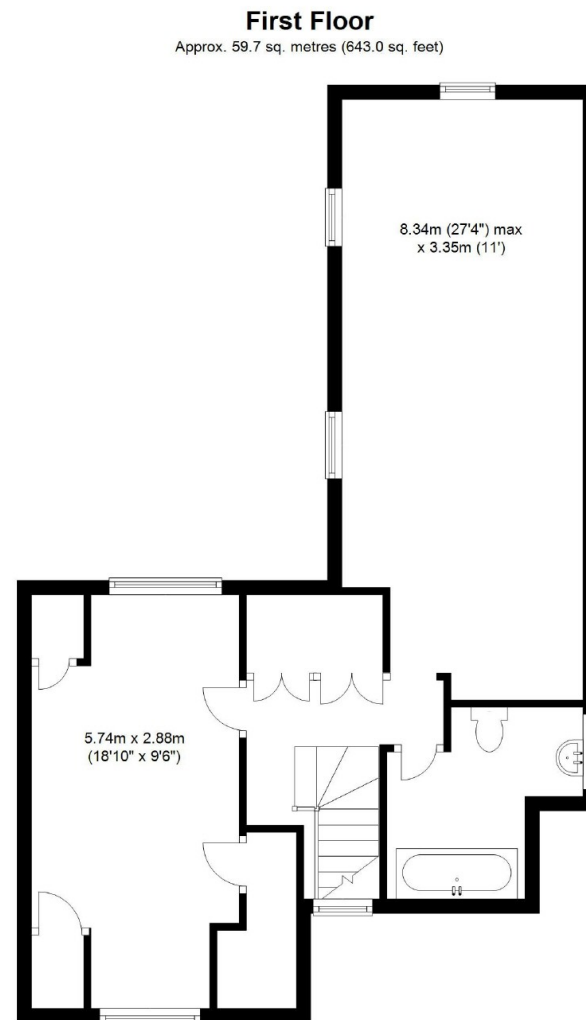
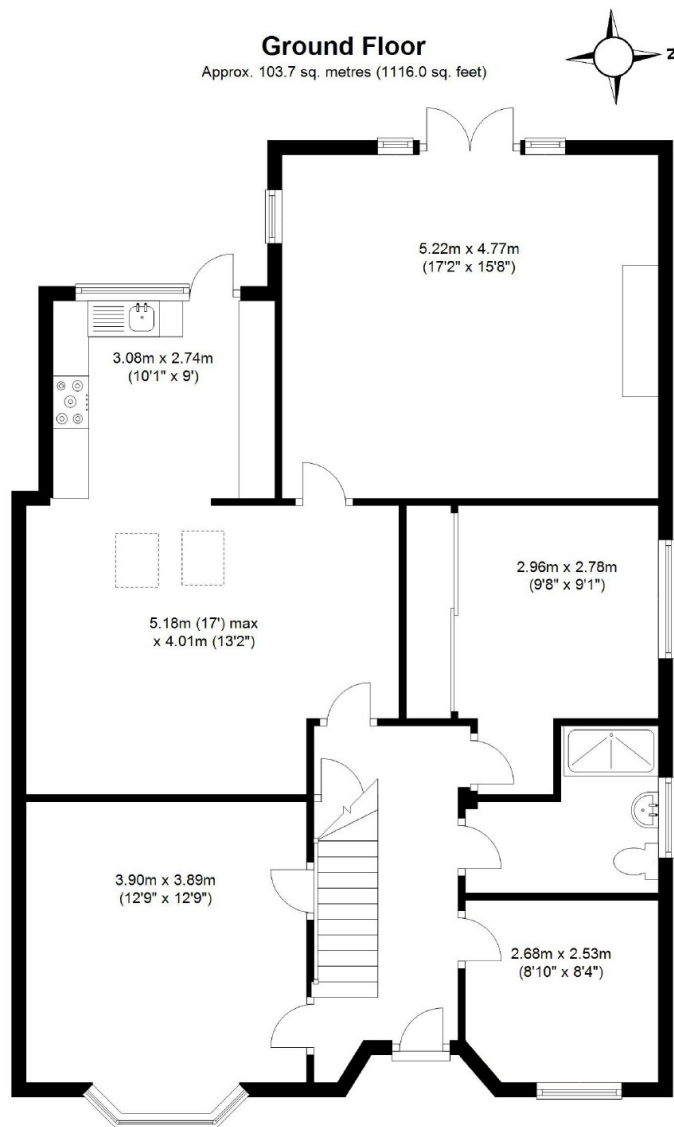
Fixtures & Fittings

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.









Total area: approx. 163.4 sq. metres (1759.0 sq. feet)