



PUTTERILLS

EST. 1992

23 Great Lawne, Datchworth, SG3 6SX

Price £550,000

Extended 3 bedroom semi detached village house in well regarded turning.

This well extended semi detached house is situated in a popular turning within a stones throw of the village recreation area, comprising a play area, bowls club, allotments, orchard and wild flower meadow. The property is centrally located within easy reach of the pretty village green and fine countryside walks, together with the highly regarded C of E primary school. The accommodation comprises entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room and utility room. To the first floor there are 3 double bedrooms and a family bathroom. The property sits on a larger than average plot with gardens to the front, side and rear and there is a detached double garage to the rear of the plot with additional off street parking.

The highly desirable East Herts village of Datchworth lies to the East of Knebworth village and enjoys some beautiful surrounding countryside. The wonderful village green with tennis courts, rugby and cricket pitches and pavilion, is host to a number of local events throughout the year and forms a focal point for resident gatherings, fireworks displays, local fetes and the likes. The property sits within the catchment area for the popular Presdales girls school and Richard Hale boys school together with its own well regarded Junior Mixed Infants school, shop/off licence & popular village hall, the area is ideal for families and retirees alike indeed it is this mix of residents that makes Datchworth such a delightful and highly sought after location. There are 3 public houses including the well regarded Tilbury with fabulous restaurant. The village Church is situated at the opposite end of the village benefiting from the most amazing views. Nearby Knebworth (approx 2 miles) provides further shopping facilities for daily needs, a Doctors and Dental Surgeries, Library, Recreation Ground and British Rail Mainline Station with service to London Kings Cross. Welwyn Garden City (approx 6 miles), Stevenage (approx 5 miles) and the county town of Hertford (approx 6 miles) provide more comprehensive shopping and leisure facilities.

Proximity

All times & distances are approximate as a guide only.
Stansted airport 24 miles - 45 mins
London Heathrow Airport 40 miles - 55 mins
Luton Airport 13 miles - 25/30 mins
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 (via Closeby Knebworth)

The accommodation is arranged as follows:

Hardwood effect composite front door with glazed panels to:

Entrance hall

Coving to ceiling, radiator and doors to:

Cloakroom

Fitted with a white suite comprising wash handbasin with chrome taps inset into scrubbed pine storage cupboard and close coupled WC. There is tiling to splashbacks with pine panelling below, vinyl flooring, useful understairs storage cupboard and extractor fan.

Study area

This versatile space has a telephone point, radiator and arch opening to:

Kitchen/breakfast room 18' x 9'9 (5.49m x 2.97m)

Fitted with a range of maple effect wall and base units with roll top working surfaces above, pan drawers, tiled splashbacks and inset stainless steel 1.5 bowl sink with chrome mixer tap. Appliances include stainless steel single oven with 4 ring gas hob and chimney style extractor fan above, integrated slimline dishwasher and space for fridge freezer. There is an additional peninsular unit with breakfast bar seating below and additional maple effect base units. French doors lead to the rear garden and there are 2 windows to the side, oak effect laminate flooring, radiator and opaque glazed doors to the utility room and the lounge/dining room.

Lounge/dining room 24'1 x 18'9 (7.34m x 5.72m)

A sizeable, bright and airy L shaped dual aspect room with patio doors leading to the rear garden and windows to the front and rear. There is a TV aerial socket, 3 wall lights, coving to ceiling and 2 radiators.

Utility room 9'9 x 5'10 (2.97m x 1.78m)

Fitted with cream shaker wall and base units with roll top working surfaces above, tiled splashbacks and inset stainless steel single drainer sink with chrome mixer tap. There is space and plumbing for a washer dryer, wall mounted Potterton gas boiler providing for heating and domestic hot water, oak effect laminate flooring, window to the front and part glazed door to the garden.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With timber balustrade, airing cupboard, hatch to loft and doors to:

Bedroom 1 19'8 x 13'1 (5.99m x 3.99m)

A lovely bright dual aspect room with windows to the rear and side, fitted wardrobes, 2 radiators and a useful shower cubicle with tiling to splashbacks and a wall mounted Triton power shower.

Bedroom 2 12'8 x 9'6 (3.86m x 2.90m)

Another double room, decorated in sunny yellow tones with a window to the rear, radiator and TV aerial socket.

Bedroom 3 11'4 x 9'6 (3.45m x 2.90m)

With window to the front, radiator and useful built in storage cupboard.

Bathroom 9'9 x 8'8 (2.97m x 2.64m)

A sizeable room fitted with a white suite comprising extra long bath with gold effect taps, wash handbasin inset into painted vanity cupboard with gold effect taps, close coupled WC and bidet, again with gold effect taps. There is tiling to splashbacks, cork floor tiles, radiator, window to the side and velux window to the front.

Outside

Rear garden

The property boasts a larger than usual rear garden which also wraps around the side of the property. There is a patio immediately to the rear of the house leading to a lawn with well stocked borders planted with an

assortment of mature trees, shrubs and perennials including choisya, spirea, geranium, japanese anemones, sedum, maple and rosemary to name but a few. There is an outside tap, external lighting, greenhouse, timber fencing to boundaries, gate to the front garden and further gate to the rear leading to the garage.

Front garden & parking

Mainly laid to lawn with a variety of mature shrubs, There is outside lighting and driveway parking for 1 vehicle.

Garage & additional parking

Situated to the rear of the property and accessed via Brookbridge Lane, this double garage has an up and over door, light and power, wall mounted storage cupboards, window to the side and personal door to the rear garden. There is also additional parking for 2 vehicles immediately to the front of the garage.

EER & Council tax

Council Tax Band E £2,097.00
Energy Efficiency Rating (EER) - D

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.

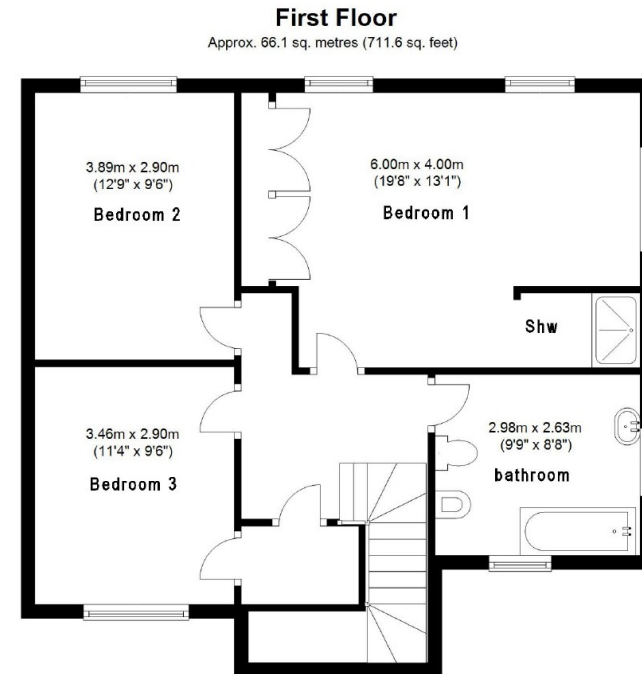
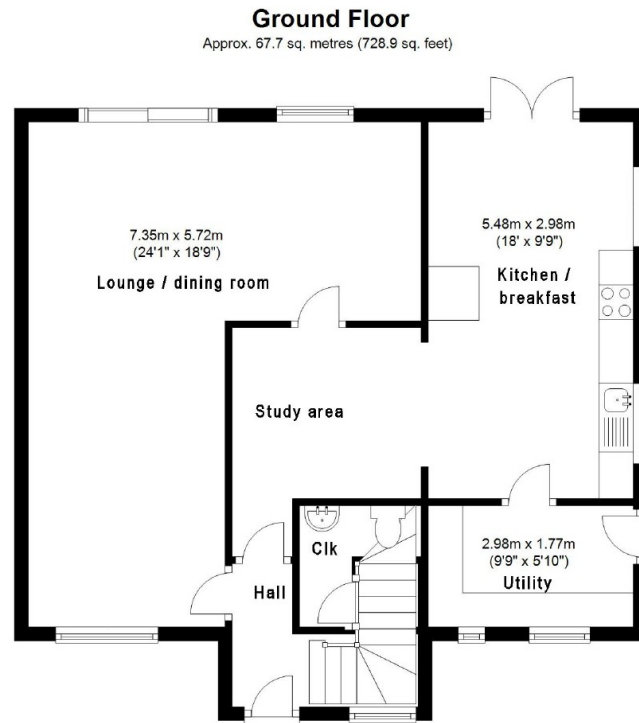
Fixtures & Fittings

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.









Total area: approx. 133.8 sq. metres (1440.5 sq. feet)