



PUTTERILLS

est. 1992

2 The Chestnuts  
Codicote SG4 8XR  
**Price £615,000**

## Extended 3/4 bedroom detached village house in popular cul de sac

This well extended detached family house is situated in a convenient village turning within easy reach of the high street and highly regarded C of E primary school. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, cloakroom, utility room, sitting room with log burner, study, conservatory and lovely open plan kitchen/dining room. To the first floor there are 3 double bedrooms with en-suite shower room to the master bedroom, dressing room which could easily be converted back to a 4th bedroom if required and family bathroom. The property sits on a larger than average plot with low maintenance gardens to the front, rear and side and there is a tandem garage to the rear of the property with additional parking for 3 vehicles.

### Proximity & location

Situated in a desirable turning close to the centre of the thriving & historic village of Codicote which 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 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, playgroups, historical society & numerous other activities within the village details of which can be found at [www.codicoteparish.net](http://www.codicoteparish.net)

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). All distances and journey times are approximate: Knebworth 3.6 miles - Stansted airport circa 29 miles - London Heathrow Airport 39 miles - Luton Airport circa 9 miles - Welwyn Garden City 4.9 miles - Hitchin 8 miles

### The accommodation is arranged as follows:

Oak front door to:

#### Entrance hall

A bright welcoming approach to the accommodation with oak laminate flooring, radiator, inset ceiling spotlights and oak doors to:

### Utility room

Fitted with gloss wall units and roll top working surfaces, single drainer stainless steel sink with chrome mixer tap and space and plumbing below for washing machine and tumble dryer. There is a window to the side, oak laminate flooring, radiator and door to:

### Cloakroom

Fitted with a white suite comprising close coupled dual flush WC and wash handbasin with chrome mixer tap inset into white gloss vanity cupboard. There is mosaic tiling to splashbacks, oak laminate flooring, radiator and opaque high level window to the side.

### Sitting room

A lovely bright sitting room with a floor to ceiling window overlooking the front garden, coving to ceiling, oak laminate flooring, 2 wall lights, TV aerial socket, telephone point and attractive cast iron log burning stove. There are 2 openings, one leads to the kitchen/dining room and the other to:

### Study/snug

Currently being used as a study, this flexible space has oak laminate flooring, radiator, built

in book shelves and sliding patio doors to the conservatory. A further door leads to:

### **Kitchen/dining room**

Fitted with a range of white gloss shaker style wall and base units with quartz working surfaces above incorporating breakfast bar seating and inset stainless steel 1.5 single drainer sink with chrome mixer tap.

Appliances include a freestanding Aga with 2 gas ovens and 2 hot plates, additional AEG stainless steel split level double oven and grill, 4 ring gas hob with wok burner and chimney style extractor fan above. There is also space and plumbing for a dishwasher and a window overlooking the rear garden. The dining area has bi fold doors that open on to the secluded front garden and there is an additional door to the side and oak laminate flooring.

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### **Conservatory**

Of brick and timber effect construction with ceramic floor tiles, column radiator and additional under floor heating, wall light, ample power points and an opaque glazed door to the garage. French doors lead to the rear garden.

STAIRCASE FROM DINING ROOM TO FIRST FLOOR

### **Landing**

With timber balustrade, hatch to part boarded loft and oak doors to:

### **Bedroom 1**

A lovely bright double room with 2 windows to the rear, 2 radiators and oak doors to the en-suite shower room and dressing room.

### **En-suite shower room**

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted shower, close coupled dual flush WC and wash handbasin with chrome lever style

taps inset into white gloss vanity cupboard. There is a ladder style heated towel rail, part tiled walls, vinyl floor tiles, extractor fan.

### **Dressing room/bedroom 4**

Currently being used as a dressing room but could be converted back to a bedroom if required. There are ample hanging rails and a door to the landing.

### **Bedroom 2**

Another lovely double room with window to the front, radiator and TV aerial socket.

### **Bedroom 3**

This bright and airy room has a window to the front, radiator, TV aerial socket and built in wardrobes.

### **Bathroom**

Fitted with a white suite comprising bath with glass shower screen, chrome taps and wall mounted power shower, close coupled dual flush WC and wash handbasin with chrome lever style mixer tap inset into white gloss vanity cupboard. There is a chrome ladder style heated towel rail, fully tiled walls, vinyl floor tiles and opaque window to the side.

### **Outside**

#### **Rear garden**

Designed with ease of maintenance in mind, this patio style rear garden has been planted with a variety of shrubs and climbers to the borders including roses, euonymus and wisteria. There is a mini greenhouse, electric power point, timber fencing to the boundary, outside tap and gate to the rear parking area.

#### **Side garden**

Mainly laid to lawn with raised timber vegetable beds, shingle path to the front garden and low level timber fencing to the boundary. A gate leads to:

#### **Front garden**

This lovely secluded area has been laid to lawn and set on 2 tiers. There is a trellis style

fence to the boundary, timber garden shed and access to the rear garden via the side of the property.

### **Tandem garage & parking**

Tandem garage accessed via the rear of the property affording parking for 2 cars, with up and over door, light and power. There is an Ideal wall mounted gas boiler providing for heating and domestic hot water. Additional driveway parking for up to 3 vehicles can be found to the rear of the property.

### **EER & Council tax**

Council Tax Band - F £2,499

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**

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. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.







