



PUTTERILLS

est. 1992

9a Stevenage Road, Knebworth SG3 6AN

**Price £725,000**



## Tastefully presented village home with Westerly aspect rear garden

This delightful village home provides well cared for and tastefully presented accommodation and benefits from double glazed windows and gas heating to radiators. Approached via a welcoming entrance hall with attractive dog-leg staircase, there is an attractive kitchen opening to an orangery which provides bright living accommodation, an elegant sitting room with fireplace, open plan dining room, study, cloakroom and a ground floor bedroom with en-suite shower. Upstairs there are 3 further bedrooms, a contemporary shower room and a walk-in loft room. Outside, to the front of the property is a block paved driveway and to the rear a lovely sunny, Westerly facing mature rear garden with patio, lawn and beds that are well stocked with well chosen plants.

Knebworth village dates back to Neolithic times and lies between the towns of Stevenage (to the north) and Welwyn Garden City (to the south). The County Town of Hertford is within a short driving distance and London is easily accessible by road via the A1(M), or the mainline rail link (Kings Cross approx 32 minutes).

Our busy High Street has shops that adequately cater for daily needs and includes: chemist, post office, library, doctors surgery, 2 dentists, Cooperative general store, well regarded junior/mixed infant school, churches and a recreational ground with tennis courts, bowling green and children's play area. On the village outskirts is Knebworth's private members Golf Club and a Fitness centre with gymnasium and pool facilities.

### Proximity

All times & distances are approximate as a guide only: Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 miles - 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.

**The accommodation is arranged as follows:**

### Entrance Hall 10'2 x 9'11 (3.10m x 3.02m)

Approached by a part glazed front door, the entrance hall has oak wood flooring, an attractive dog-leg staircase to first floor, radiator with fretwork cover, ceiling light, doors to kitchen, dining room, cloakroom and door to:

### Lounge 21'10 x 12'1 (6.65m x 3.68m)

This restful room has a wide bow window to the front, oak flooring and an Adam's style fireplace with gas coal effect fire, marble insert and hearth. There are two

radiators, glazed doors to the study and a wide opening to:

### Dining Room 11'3 x 7'8 (3.43m x 2.34m)

With a continuation of the oak flooring, space for a table and chairs, ceiling light, glazed door to entrance hall, and wide opening to the Orangery and kitchen beyond.

### Study 10'2 x 8'2 (3.10m x 2.49m)

A recent addition, formed from part of the Orangery, the study is a bright working space with windows to the side and to the rear overlooking the garden, ceramic tiled floor with under-floor heating and inset ceiling spotlights.

### Kitchen 15'4 x 9'10 (4.67m x 3.00m)

Fitted with an attractive cream painted Shaker kitchen with wall and base units providing storage cupboards, drawers, a utility cupboard and glazed display cupboards. There are granite effect worktops with attractive sea-foam green

glass splash-backs and a stainless steel circular sink with mixer tap. Appliances include "Neff" double electric ovens, a four ring ceramic hob with extractor fan over, dishwasher and washing machine. There is space for a fridge freezer, a wall mounted "Glow Worm" gas fired boiler, radiator, ceramic tiled floor, inset ceiling spotlights and a continuation of wall and base units and an opening to:

### Orangery 21'10 x 10'00 (6.65m x 3.05m)

This attractive addition to the property provides a bright and airy living / dining space with granite topped island with a ceramic butler sink with mixer tap and further storage cupboards under. There is space for a table and chairs, under-floor heating, inset ceiling spotlights and windows and doors to the patio and rear garden beyond.

### Cloakroom 7'11 x 3'8 (2.41m x 1.12m)

With tongue-and-groove wainscoting to dado height, the cloakroom has been

fitted with a white suite comprising wall mounted wash hand basin and WC with concealed cistern. There is an opaque window to the side, ceiling light, radiator and door opening to 4 steps down to:

#### **Ground Floor Bedroom 4 9'11 x 7'8 (3.02m x 2.34m)**

A useful and versatile room, that could also serve as a playroom, with window to the side and bow window to the front, 4 x wall light points, wood effect flooring and doorway to:

#### **En-suite Shower Room 5'5 into cupboard x 4'2 (1.65m into cupboard**

With white suite comprising wash hand basin and shower cubicle with wall mounted shower and tiled surrounds. There is slate effect ceramic tiling to the floor, a heated towel rail, built-in cupboards to one wall, and inset ceiling spotlights.

#### **Staircase from Entrance Hall to First Floor:**

#### **Landing 6'10 x 12' (2.08m x 3.66m)**

With "Velux" style window to the front, ceiling light, airing cupboard housing lagged hot water tank and shelved storage, and doors to all first floor accommodation including:

#### **Bedroom 1 19'2 x 12'1 (5.84m x 3.68m)**

This well proportioned room has dormer windows to both the front and rear, maximising on both space and light. There are two radiators and a ceiling light.

#### **Bedroom 2 11'7 x 9'11 (3.53m x 3.02m)**

Another bright double bedroom with dormer window to the rear, ceiling light and radiator.

#### **Bedroom 3 12' x 7'7 (3.66m x 2.31m)**

Currently in use as hobbies room, the third bedroom has a dormer window to the front, wood effect flooring, radiator, ceiling light and low opening with steps down to:

#### **Loft Room 13'8 x 8' (4.17m x 2.44m)**

At present this room provides useful storage space but perhaps could provide scope for an en-suite subject to normal consents and regulations. There is a ceiling light, radiator and window to the front.

#### **Shower Room 7'10 x 7'6 (2.39m x 2.29m)**

Approached from the landing, the bright and contemporary shower room has a white suite comprising wash hand basin set in a vanity unit with cupboard storage with shelf above, low level WC with concealed cistern and a walk-in shower cubicle with "Lefroy Brooks" wall mounted shower. There is ceramic tiling to the walls and floor, inset ceiling spotlights, a shaped mirror, heated towel rail and opaque dormer window to the rear.

#### **Outside**

##### **Rear Garden**

The Westerly facing rear garden has been well thought out and cared for, with clever planting to provide interest and colour. there is a patio that spans the width of the plot and is immediately adjacent to the Orangery, it provides a sunny place for table and chairs and there are steps up to the lawn that is bordered by flower beds planted with, amongst others, hydrangea, allium, peony, roses, and acer. There is a small pond, greenhouse, potting and compost area and a slope up to a higher lawn with access to a timber shed. A mature walnut tree towards the rear of the

plot provides a good degree of privacy. There is an external tap and side access to:

#### **Front Garden & Driveway**

Mainly laid to brick pavia driveway, with attractive brick walling and parking for up to 3 cars, mature shrubs and hedging, and ornamental robinia tree,

#### **Council tax & EER**

Council Tax Band TBA

Energy Efficiency Rating (EER) - TBA

#### **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.























