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EST. 1992

10 Farriers Close, Codicote, SG4 8DU

Offers in excess of £380,000

Flexible 2 bedroom detached property in private courtyard setting close to the village high street.

This lovely detached split level property was built of character stock brick in the 1980's by highly regarded local builders Court Homes Ltd, and occupies a delightful private cul de sac location. The development has been specifically built for the over 35's with children age 16 years plus. The flexible and very adaptable accommodation benefits from gas heating to radiators and double glazing throughout and comprises: Entrance hall, study/utility room, 2 first floor double bedrooms, kitchen, bathroom and second floor sitting room. Outside is a small paved area suitable for a garden table. There is an integral single garage, additional private parking space and visitors parking. The property is being offered CHAIN FREE,

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, fine selection of friendly pubs and eateries, outstanding Church of England primary school with state secondary education provided by schools in the nearby towns. There is the pretty church of St Giles, selection of Sports & Recreation clubs including: Codicote Tennis Club with three floodlit hard courts, 2 football pitches, badminton club, playgroups, local historical society & numerous other activities within the village details of which can be found at 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

Proximity

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 house is approximately 200 yards from country walks to Kimpton and Whitwell, half a mile from country walks to Old Knebworth and a couple of minutes away from countryside walks to Ayot St Lawrence. It is approximately 7 miles from the lovely old market town of Hitchin and approximately 0.3 mile from Codicote shops and Indian restaurant.

The accommodation is arranged as follows

Timber front door with glazed panel to:

Entrance hall

Oak laminate flooring, coving to ceiling, radiator, door to:

Utility room/study

A useful space that could be used as a small study or utility room. There is oak laminate flooring, coving to ceiling, radiator, built in cloaks cupboard, wall mounted gas boiler providing for heating and domestic hot water and door to the garage.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

With attractive timber balustrade, window to the rear, coving to ceiling, radiator and doors to:

Bedroom 1

A well proportioned flexible room that is currently serving as a bedroom but could easily be used as a sitting room if required. There are windows to the side and front, oak laminate flooring,

fitted wardrobes with sliding mirror fronted doors, TV aerial socket, telephone point, radiator, 2 wall lights and additional eyeball ceiling spotlights.

Kitchen

Fitted with a range of black ash effect and white wall and base units with roll top working surfaces above, tiled splash-backs and inset 1.5 bowl acrylic sink with chrome mixer tap. There is a single oven and grill, integrated dishwasher, fridge freezer and washing machine. A window overlooks the side and there are inset ceiling spotlights and vinyl floor tiles.

Dining room/bedroom 2

A double room offering flexibility as a bedroom or dining room to suit. There is a window to the front, radiator, oak laminate flooring, telephone point and TV aerial socket.

Bathroom

Fitted with a coloured suite comprising bath with chrome mixer tap with hand held wall mounted attachment, pedestal wash handbasin with chrome taps and close coupled W.C. There is a radiator, wall mounted light with shaver socket, fully tiled walls, extractor fan and oak laminate flooring.

STAIRCASE FROM LANDING LEADING TO SECOND FLOOR:

Lounge/master bedroom

This lovely characterful room has a vaulted ceiling with 2 velux windows to the rear, ample eaves storage space, 2 wall lights, attractive coal effect electric fire with black chimney style canopy above, telephone point and TV aerial socket.

Outside

Patio garden

Immediately to the rear of the property there is a block paved area sufficient for a small garden table. There is a useful external garden store, ornamental lighting and additional cupboard housing gas and electric meters.

Garage & parking

There is a single integral garage with electric up and over door, light and power, opaque glazed window to the side and fitted storage cupboard. Immediately to the front of the garage there is a private parking space and to the rear of the property there is ample visitors parking.

Council tax, residents association fees & EER

Council Tax Band D £1,320.46

Energy Efficiency Rating (EER) - D

Residents association fee £200.00 per annum

Viewing information

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

Please note

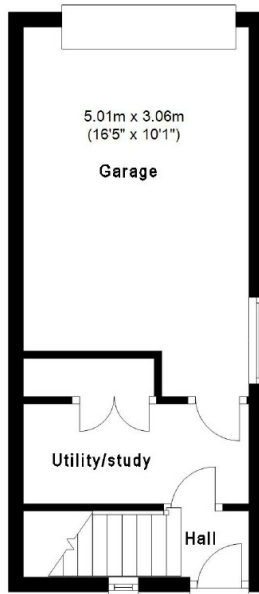
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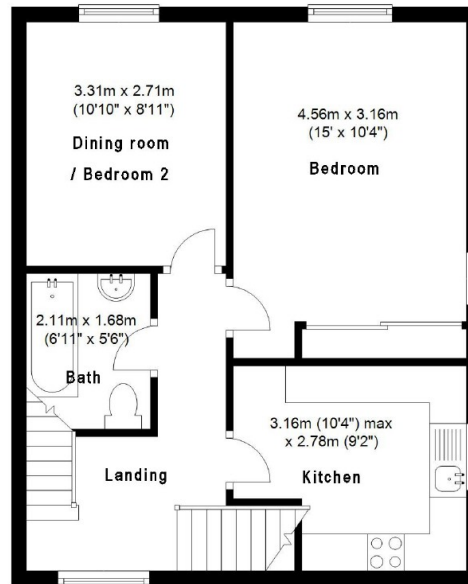




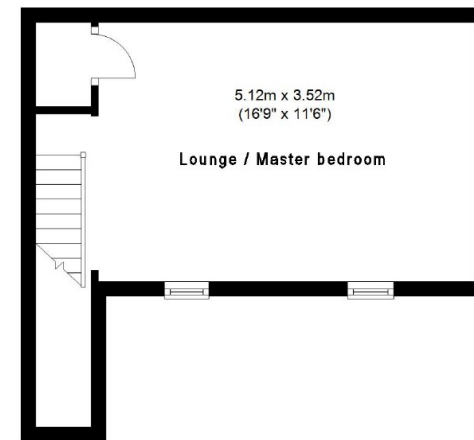
Ground Floor
Approx. 22.8 sq. metres (245.8 sq. feet)



First Floor
Approx. 44.4 sq. metres (478.0 sq. feet)



Second Floor
Approx. 22.4 sq. metres (241.6 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 sq. feet)



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