



PUTTERILLS

— est. 1992 —

58 Bury Lane, Datchworth, SG3 6SS

**Price £550,000**



## Character semi-detached property with countryside views

Set in a beautiful location, this character 3 bedroom semi-detached house was built in the 1920's, close to the village church, and enjoying wonderful countryside views to the front. The cottage style property has gas fired central heating and double glazing throughout and requires some cosmetic improvement. The accommodation includes a welcoming entrance hall with staircase, bright sitting room with fireplace and views, study/playroom, open plan kitchen and dining room, utility room, and ground-floor cloak room. Upstairs there are 3 double bedrooms, the main bedroom with an en-suite shower room, and a family bathroom. The rear garden has mature hedging and lawns, a vegetable plot with greenhouse and shed and a sun terrace with pergola. To the front a wide shingle driveway provides parking space for several cars. VIEWING HIGHLY RECOMMENDED, CHAIN FREE.

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 - Heathrow Airport 40 miles - Luton Airport 13 miles - Welwyn Garden City 6 miles - Hertford 7.5 miles - St Albans 15 miles

### The accommodation comprises:

Hardwood front door with leaded-light glazed panel opening to:

#### Entrance Hall 10'6 x 3' (3.20m x 0.91m)

A welcoming approach with an attractive ceramic tiled floor, staircase rising to the first floor, deep under-stairs cupboard providing space for coats and shoes, opening to inner hallway, and doors to the majority of the ground-floor accommodation including:

#### Lounge 13'7 x 12'10 (4.14m x 3.91m)

A well proportioned and sunny room with a window to the front with views across the front garden and to the open countryside beyond. There is a working

fireplace with an Adam's style wooden surround, cast iron insert and log basket, ceiling light and radiator.

#### Snug / Study / Playroom 10'1 x 9' (3.07m x 2.74m)

Currently in use as a study and music room, this versatile room has a window to the front, again with countryside views, a ceiling light, radiator and a chimney breast where a working fireplace once was, and could be created again.

#### Inner Hallway 6'2 x 3'5 (1.88m x 1.04m)

With laminate flooring and a further, deep under-stairs storage cupboard providing further storage and housing the boiler. There is a doorway to the kitchen and a door to:

#### Cloakroom 5'8 x 3'2 (1.73m x 0.97m)

White suite comprising low level WC and wash hand basin set onto a vanity unit

with cupboard below and tiled splash-back. There is laminate flooring, a ceiling light and a radiator.

### Kitchen / Dining Room

The kitchen dining area is formed from an extension to the original house and provides a bright, well proportioned space as follows:

#### Kitchen Area 10'8 x 8'10 (3.25m x 2.69m)

Fitted with a comprehensive range of oak fronted wall and base units with cupboards and drawers. Granite effect work-tops incorporate a 1 bowl stainless steel sink with mixer tap and drainer, and have ceramic tiled splash-backs. Appliances include a double electric oven with 5 ring gas hob and stainless steel hob over. There is a free-standing fridge freezer and space for a dishwasher. The kitchen has inset ceiling spotlights, laminate flooring with under-floor heating, a window to the rear overlooking the garden, an opening to the Utility



Room consisting of washer dryer, work top and cupboards, and is open-plan to the:

**Dining Area 13'3 x 11'5 (4.04m x 3.48m)**

A bright space with window to the side and French doors opening to the patio and rear garden beyond. There is a continuation of both the laminate flooring and under-floor heating, and inset ceiling spotlights.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

**Landing 11'11 NT 5'9 x 13'8 NT 3' (3.63m NT 1.75m x 4.17m NT 0.91m)**

Window to the side, hatch to the loft, airing cupboard housing the lagged hot water tank with shelving above, and doors to:

**Bedroom 1 13'5 x 12'10 into wardrobes (4.09m x 3.91m into wardrobes)**

The main bedroom has beautiful farmland views to the front. There is a range of gloss and dark wood effect fronted wardrobes and drawers spanning the width of one wall, a radiator, ceiling light and door to:

**En-suite Shower Room 8'3 x 5'9 (2.51m x 1.75m)**

Fitted with a white suite comprising low level WC with concealed cistern and wash-hand basin set into a wooden vanity unit with open shelving and a storage cupboard. There is a large shower cubicle with ceramic tiled surround, power shower and chrome heated towel rail. The shower room has a window to the rear and laminate flooring.

**Bedroom 2 13'5 x 9' (4.09m x 2.74m)**

This sunny room has stripped-pine floor boards, an integral cupboard, ceiling light, radiator and window to the front, once again with lovely open countryside views.

**Bedroom 3 11'6 x 7'5 (3.51m x 2.26m)**

This is the smallest of the bedrooms but still can accommodate a double bed. There is a window to the rear overlooking the garden, radiator and ceiling light.

**Bathroom 8'1 x 5'2 (2.46m x 1.57m)**

Fitted with a white suite comprising corner panelled bath with tiled surrounds and wall mounted shower over, pedestal wash-hand basin and low level WC. There is ceramic tiling to the floor, inset ceiling spotlights, radiator and an opaque window to the side.

**Outside**

**Rear Garden**

A particular feature of the property the rear garden is separated by planting into three distinct areas, the first with patio immediately adjacent to the house, lawn and further sun terrace with pergola supporting a mature wisteria plant, secluded spotlights creating a beautiful outdoor seating area. An archway leads through to the next section of the garden where there is another lawn and pond (in need of re-furbishment) and an archway to the final section of the garden with raised vegetable beds, a greenhouse, orchard with apple, pear, plum and cherry trees and a timber shed with mains power. The rear garden has mature hedging, trees and shrubs and so provides a good degree of privacy. Gated side access leads to:

**Front Garden and Driveway**

The front garden has a lawn area, mature hedging and gravel driveway providing parking for several cars.

**EER & Council Tax**

Council Tax Band TBA £TBA

Energy Efficiency Rating (EER) - D

**Viewing Information**

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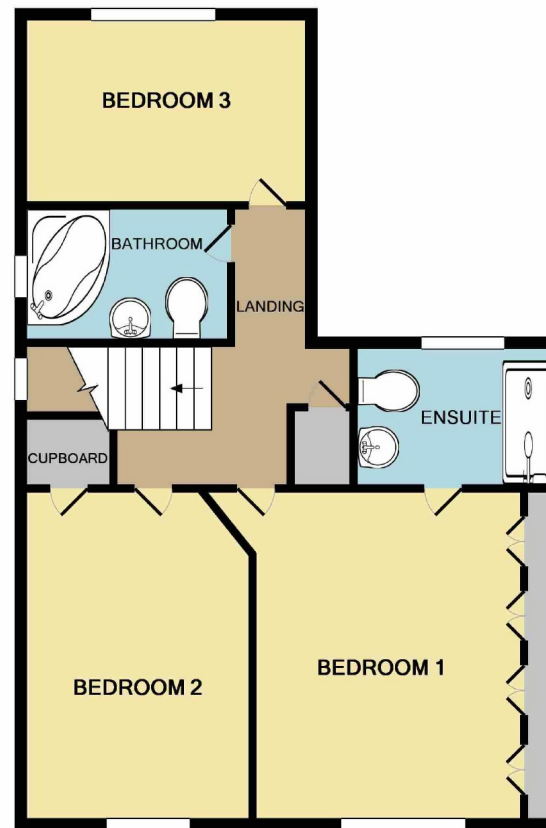








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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