



PUTTERILLS

est. 1992

20 Great North Road, Oaklands, Welwyn, AL6 OPS
Offers in excess of £669,999

Well presented 5 bedroom family home built in 2014

This incredibly spacious 5 bedroom semi-detached house is one of just two built in 2014 to an exacting specification by local developers ' GP Developments'. Enjoying a convenient location in the popular area of Oaklands, Welwyn, the house amounts to approx 2122 sq ft and is arranged on three levels.

Boasting a number of luxury finishing touches including Siemens kitchen appliances, under-floor heating to the ground floor, some fine polished oak floors, wooden window shutters and contemporary bathroom facilities. The accommodation is approached via a deep entrance hall with turning staircase and provides a generous sitting room, stylish fitted kitchen/ dining room, cloakroom, 4 double bedrooms and a further single bedroom, family bathroom and en-suite shower room to the main bedroom. There is an integral garage which currently provides utility space and lends itself to conversion to a further ground floor reception room and utility room (subject to normal planning permission and building regulations).

The rear garden has fenced boundaries, a paved terrace, raised lawn and outside lighting. There is a deep block-paved driveway at the front with parking for several cars, which in turn leads to the single integral garage with up & over door.

The area

The desirable residential area of Oaklands is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that cater for daily needs. These include a sub post office, general convenience store, flower shop, chip shop & butcher.

Just over a mile away is the truly picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & an independent baker. Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre, Debenhams & a John Lewis department store.

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Proximity

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The following times and distances are approximate as a guide only: London Kings Cross (32 minutes by rail via Knebworth) - Hertford (The county town) 6.8 miles - St Albans 12 miles - M25 14 Miles - Luton airport just over 13 miles - Stansted airport (25 miles) - A1M Junction (6) less than a mile away - Heathrow airport (36 miles) - Welwyn Garden City 4 miles.

The accommodation is arranged as follows

Covered storm porch with external light and part glazed front door opening to:

Entrance Hall

A welcoming approach with oak flooring, under-floor heating, staircase to first floor with small under-stairs cupboard, window to the front, ceiling spotlights and doors to all ground floor accommodation including:

Cloakroom 5'05 x 4'04 (1.65m x 1.32m)

Fitted with a contemporary suite comprising wall mounted WC with concealed cistern and

vanity unit with wash hand basin and tiled splash-back. There is further ceramic tiling to the floor and ceiling spotlights.

Lounge 16'07 x 11'00 (5.05m x 3.35m)

This bright and generously proportioned room has a window to the front, oak flooring, under-floor heating and inset ceiling spotlights.

Kitchen Dining Room 20'10 x 12'02 (6.35m x 3.71m)

Another well proportioned room, fitted with stylish range of wall and base units in both gloss and wood effect. There are full height pull-out larder cupboards and dark granite work tops with splash-backs and a 1 sink with drainer. The "Siemens" appliances include an integrated dishwasher, double oven and 5 ring gas hob with stainless steel extractor hood over. there is space for a freestanding American style fridge freezer. This room has gloss ceramic tiling to the floor, under-floor heating, window to the rear, tri-fold doors to the garden and patio, and inset ceiling spotlights. The kitchen dining room is adjacent to the integral garage, so there is scope to extend this room to create an open

plan family room and utility room subject to normal consents and building regulations.

Staircase to the first-floor from Entrance Hall

First-floor Landing 13'01 x 6'09 max (3.99m x 2.06m max)

With doors to all first floor accommodation, staircase to the second floor with window to the front, cupboard housing the lagged hot water tank and shelving, and inset ceiling spotlights.

Bedroom 2 14'2 WT 17'11 into dormer windows x 9'10 (4.32m WT 5.46m into

A spacious dual aspect room with windows to both the rear and to the front with views over open countryside. Radiator and inset ceiling spotlights,

Bedroom 3 13' x 10' max (3.96m x 3.05m max)

With a window to the front with field views, built-in double wardrobes, radiator and inset ceiling spotlights.

Bedroom 4 12'00 x 10'05 (3.66m x 3.18m)

Another double bedroom with a window to the rear, built-in double wardrobe, radiator and inset spotlights.

Bedroom 5 / Study 10'05 x 8'05 (3.18m x 2.57m)

Currently in use as a study, with window to the rear, radiator and inset ceiling spotlights.

Family Bathroom 8'10 x 6'08 (2.69m x 2.03m)

Fitted with a contemporary white suite comprising panelled bath with mixer tap and hand-held shower, wall mounted WC with concealed cistern, basin set into a wall mounted vanity unit with drawers below, and shower cubicle with "Aqualisa" shower. There is ceramic tiling to both the walls and floor in neutral tones, inset ceiling spotlights and an extractor fan.

Staircase from first floor landing to:

Bedroom 1 20'09 into wardrobe NT 10'10 x 23'09 NT 13'03 (6.32m into wardrobe

The above measurements include the En-suite.

This bright and airy room is dual aspect with windows and skylight windows to both front and rear - the to front there are countryside views. There is an eaves storage cupboard and an excellent range of mirror-fronted wardrobes spanning the width of one wall. Inset ceiling spotlights, two radiators and door to:

En-suite Shower Room

8'00 x 5'11

Fitted with a white suite comprising wall mounted WC with concealed cistern, wall mounted vanity unit with drawers and basin, and shower cubicle with "Aqualisa" shower. There is a chrome heated towel rail, marble effect ceramic tiling to the walls and floor, skylight window to the rear and inset ceiling spotlights.

Integral Garage 22'06 x 10'01 (6.86m x 3.07m)

Integral to the house and adjacent to the dining end of the kitchen dining room, so lending itself to conversion into further ground floor accommodation if desired (subject to normal planning consents and building regulations). There is currently a utility area with floor standing cupboard and work top incorporating a stainless steel sink, and with space for washing machine and tumble dryer. The garage has a window and personal door to the rear garden, an electrically operated up-and-over door to the front driveway, light and power.

Outside

Rear Garden

Immediately adjacent to the house there is a paved patio area with space for table and chairs, outside tap, side gated access to the front and steps up to a raised lawn with fenced boundary.

Front Garden and Driveway

A block paved driveway provides parking for several cars and leads to the integral garage. There is high copper beech hedging to the front boundary providing a good degree of privacy, together with planted beds and lawn.

EER & Council Tax

Council Tax Band - TBA £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

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

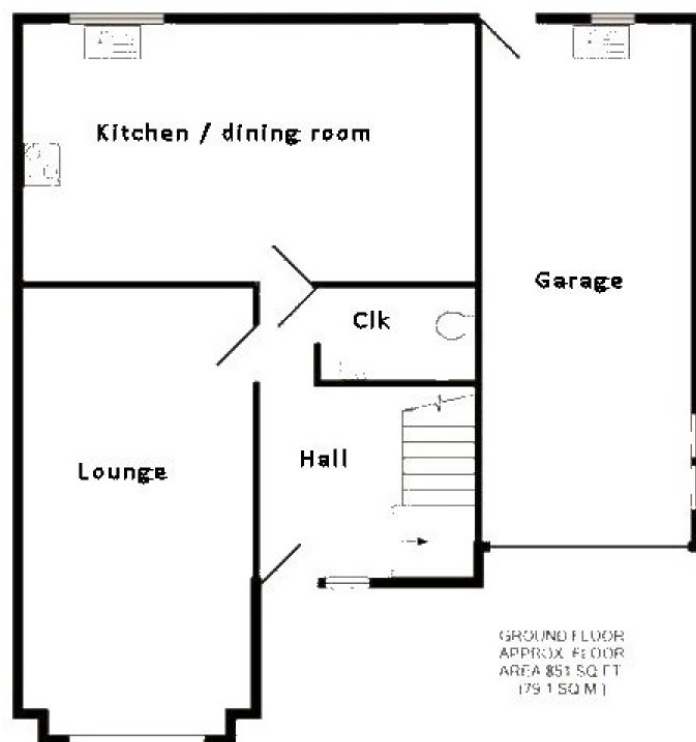
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.







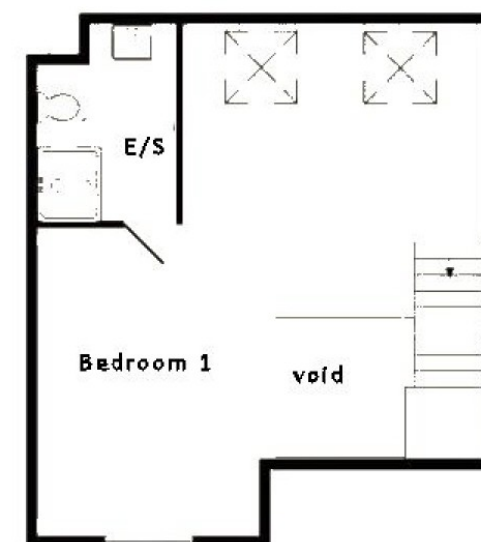




GROUND FLOOR
APPROX. FLOOR
AREA 851 SQ. FT.
(79.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 814 SQ. FT.
(75.6 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 457 SQ. FT.
(42.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 2122 SQ. FT. (197.1 SQ. M.)