



PUTTERILLS

EST. 1992

5 Tower Road, Codicote, SG4 8XH

Offers in excess of £450,000

Character 1920's 3 bedroom semi-detached village home

This characterful 1920's cottage style 3 bedroom semi-detached house is situated in a leafy location within easy reach of the village high street, primary school and recreation ground. The accommodation benefits from gas central heating to radiators and double glazing throughout and comprises entrance hall, Shaker style kitchen, utility area, double aspect lounge, dining room and ground floor cloakroom. There are 3 bedrooms to the first floor and a contemporary styled bathroom. Outside, the rear garden is a particular feature of the property measuring approximately 80ft long, there is a shared brick built outbuilding, and to the front a driveway providing off road parking for 3 cars.

The thriving & historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. The well regarded 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, local playgroups, local historical society & numerous other activities within the village details of which can be found at www.codicoteparish.net

Codicote Village Day is also an annual one day festival with lots of stalls and attractions to keep locals & visitors entertained throughout the afternoon.

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).

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:

Part glazed door to:

Entrance Hall

A welcoming entrance hall with attractive engineered oak flooring.

There is a staircase to the first floor, an under stairs cupboard that provides space for coats and shoes, a further small cupboard housing the fuse board, a radiator, a ceiling light and doors to the majority of the downstairs accommodation including:

Lounge 20'5 x 10'11 (6.22m x 3.33m)

This bright, dual aspect room has a window to the front and tri-fold doors to the patio with views across the private rear garden beyond. There is an Adam's style fireplace with remote controlled gas coal-effect fire, ceramic tiled hearth and insert, two radiators, TV point & satellite TV point and two pendant ceiling lights.

Dining Room 11'11 x 10'2 (3.63m x 3.10m)

Approached from the entrance hall, with wood laminate flooring, window to the front, picture rail, pendant ceiling light, satellite TV & TV point and radiator.

Kitchen 9'9 x 8'1 (2.97m x 2.46m)

Accessed via a glazed door from the entrance hall, the kitchen has been fitted with attractive cream Shaker style wall and base units, with cupboards and drawers including carousels and a pull-out Lemans carousel corner shelving, a glazed display cupboard and pan drawers. There are wood effect work surfaces incorporating a 1 & half bowl sink with mixer tap and drainer set under a window to the rear. Appliances include integrated raised Neff electric oven with slide and hide door & smaller oven/grill & microwave, Neff induction hob with brushed stainless steel splash-back and AEG canopy extractor fan over. There are spaces for fridge, freezer and dishwasher, porcelain tiling to the floor, a radiator, TV point, satellite TV point, inset ceiling spotlights and a sliding door to:

Rear Hall

Again with porcelain tiled floor, door to the rear garden, ceiling light, radiator and doorway to:

Utility Room

With worktop, wall and base units that match those in the kitchen, space for both a washing machine and tumble dryer, porcelain tiled floor and a ceiling light.

Cloakroom

Also accessed from the rear hall and fitted with a white suite comprising low level WC and wall mounted wash hand basin. There is porcelain tiling to the floor, a radiator, a ceiling light and an opaque window to the rear.

STAIRCASE FROM ENTRANCE HALL
LEADING TO FIRST FLOOR:

Landing

A bright landing with a window to the front, linen cupboard, ceiling light, hatch with pull-down ladder to the loft space where the gas fired combination boiler is housed, and doors to all first floor accommodation including:

Bedroom 1 20'5 x 10'2 (6.22m x 3.10m)

This generously proportioned room has windows to both the front and rear, two radiators, a ceiling light and a small eaves storage cupboard, TV & satellite TV point.

Bedroom 2 10'11 x 10 (max) (3.33m x 0.25m (max))

With window to the rear, radiator, two ceiling lights, TV & satellite TV point. Small shelved storage cupboard.

Bedroom 3 10'11 (max) x 7'10 (3.33m (max) x 2.39m)

With a window to the side, radiator, TV aerial socket, satellite TV point and ceiling light.

Bathroom

Fitted with a white suite comprising L shaped bath with chrome mixer tap, wall mounted shower attachment and further thermostatic shower, wash hand basin on white gloss vanity cupboard with chrome mixer tap and illuminated mirror above. Close coupled dual flush WC. There is a chrome ladder style heated towel rail, tiling to dado height with mosaic border tile, ceramic floor tiles, inset ceiling spotlights with extractor fan, shaver socket and opaque window to the rear.

Outside

Satellite TV dish.

Rear Garden

86' x 38' approx. The rear garden has a patio area immediately adjacent to the rear of the house that spans the width of the plot providing ample space for a table and chairs and giving access to the lawn with mature flower beds either side. There is a beautiful mature Magnolia tree and established Yucca plant amongst other well chosen plants. A pathway leads to a brick built outbuilding which forms part of the boundary, provides useful storage space and is shared from different sides by the neighbouring properties, External tap, fenced and hedged boundaries and gated access leading to the:

Front Garden and Driveway

20' deep front garden and 42' driveway with parking space for three cars, a lawn, flower beds and pathway to the front door.

EER & Council Tax

Council Tax Band - D - £1575.05 per annum

Energy Efficiency Rating (EER) - E

Viewing Information

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

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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.



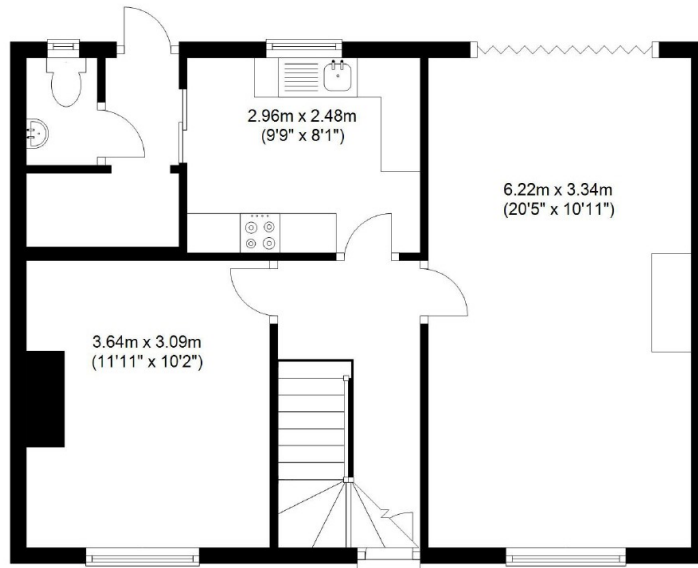






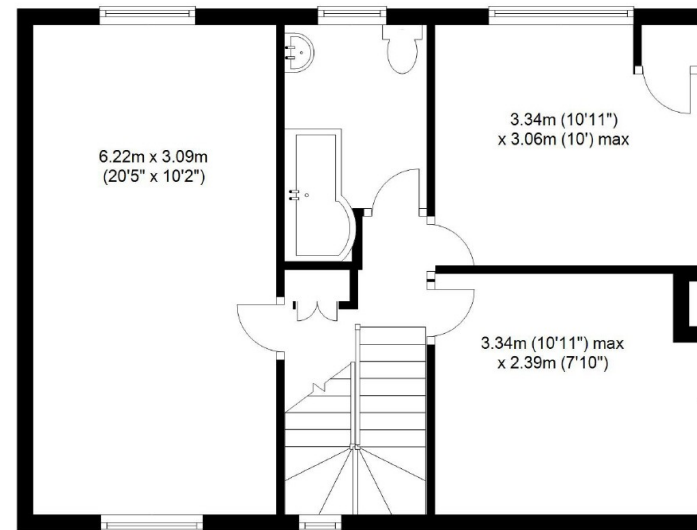
Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



Total area: approx. 102.0 sq. metres (1097.5 sq. feet)



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