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90 Brookbridge Lane, Datchworth, SG3 6SZ
Price £669,950

Detached family house in lovely village setting

This well-proportioned detached 4 bedroom family house is situated in the heart of this lovely village, and is within a close proximity of the picturesque green with tennis courts, cricket pitch and clubhouse. With a private Westerly facing rear, the house boasts a driveway and off road parking for around 5 cars and an attached double width garage. The bright and well-presented accommodation comprises: Entrance vestibule, re-fitted contemporary white cloakroom, sizeable dual aspect lounge/dining room, dining room/ playroom, re fitted modern kitchen and a family bathroom. Benefits include gas heating to radiators and double glazed windows. There is scope to extend this property subject to normal consents & building regulations.

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, cricket pitch 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. With its own well regarded Junior Mixed Infants school, shop/off licence & tea room, 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 a 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, Doctor and Dental Surgeries, Library, Recreation Ground and British Rail Mainline Station with service to London Kings Cross. Alternatively there is a mainline railway station to be found at Digswell (Welwyn North). 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.

The accommodation is arranged as follows

Entrance Vestibule

With parquet flooring, window to the side, space for coats, fitted coir door mat, ceiling light and opening to:

Entrance Hall 14'6 x 4' WT 5'7 (4.42m x 1.22m WT 1.70m)

A welcoming central entrance hall with doors to all ground floor accommodation, staircase to the first floor, ceiling light and wood effect laminate flooring. Door to:

Cloakroom 7'4 x 2'8 (2.24m x 0.81m)

Fitted with a white suite comprising low level WC and wall mounted hand basin with wall paper effect to the walls. There is a ceiling light, low level under-stairs cupboard, wood

effect vinyl flooring and opaque window to the side.

Lounge 23'10 x 11'9 (7.26m x 3.58m)

This bright and spacious room is dual aspect and full of natural light. There is a wide picture window to the front and French doors to a sun terrace and the garden beyond, with further full-height glazing either side - almost spanning the width of the room. The lounge has an Adams style fireplace with wooden surround and marble effect insert and hearth with gas coal effect fire. Two ceiling lights and two radiators.

Dining Room / Playroom 13'2 x 8'5 (4.01m x 2.57m)

Currently in use as a dining room, this room would also serve well as a

playroom, study or TV room. There is a window to the front, ceiling light and radiator.

Kitchen Breakfast Room 17'7 x 13' (5.36m x 3.96m)

The kitchen has been extended to provide a spacious room fitted with an attractive range of cream painted Shaker style wall and base units with wooden work tops and tiled splash-backs. A ceramic butler sink with drainer and mixer tap is set beneath a wide picture window to the rear with views over the garden. Appliances include an integral dishwasher, fridge, freezer, and "Stoves" range style double electric cooker with 6 ring gas hob, warming plate, glass splash-back and extractor fan over. The kitchen has a cupboard housing a gas fired "Worcester" boiler. There is space

for a table and chairs, wall mounted gas heater and door to the side with access to the rear and front gardens.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing 16'1 max x 5'9 (4.90m max x 1.75m)

With doors to all first floor accommodation, airing cupboard housing hot water tank and with shelving, opaque window to the side, ceiling light, and hatch to the loft space.

Bedroom 1 12'7 to wardrobe x 11'9 (3.84m to wardrobe x 3.61m)

This generous bedroom has a wide picture window to the front, and an excellent range of built-in wardrobes with dressing table area. There is a ceiling light and radiator.

Bedroom 2 12'11 x 10'5 (3.94m x 3.18m)

With two windows to the front, radiator and ceiling light.

Bedroom 3 10'7 x 8'8 (3.23m x 2.64m)

With window to the rear, radiator and ceiling light.

Bedroom 4 9'2 x 8'9 (2.79m x 2.67m)

With window to the rear, radiator and ceiling light.

Family Bathroom 8'9 x 6'5 (2.67m x 1.96m)

Fitted with a white suite comprising shaped, panelled bath with "Dolphin" shower over, wall mounted wash-hand basin and low level WC with concealed cistern. There is ceramic tiling to the walls, wood effect vinyl flooring, a heated towel rail, ceiling light and an opaque window to the rear.

Outside

Rear Garden

The pretty rear garden is Westerly facing with a paved sun terrace immediately adjacent to the house. There are well stocked, mature flower beds, fenced boundaries and a raised vegetable bed, a lawn with stepping stones leading to a further patio area and to the garage. There is gated side access and an external tap.

Brick-built Shed

7'6" x 7'6" Of single brick construction, the shed has a window to the front, a personal door and window to the rear, light and power. There is scope to convert this space to create an office, workshop, potting shed or hobbies room, subject to normal consents and regulations.

Council Tax & Energy Performance Certificate

Council Tax Band F £2534.26

Energy Efficiency Rating (EER) - TBA

Viewing Information

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Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.









