



4 New Place, School Lane, Welwyn Village, Welwyn, AL6 9QA
Price guide £850,000



4 New Place, School Lane, Welwyn Village, Welwyn, AL6 9QA

Price guide £850,000

FOUR BEDROOM DETACHED RESIDENCE WITH ATTRACTIVE GARDENS IN VILLAGE LOCATION WITHIN WALKING DISTANCE OF SCHOOLING AND THE HIGH STREET

Positioned in the desirable Welwyn Village within easy walking distance of renowned local schooling and amenities is this attractive detached family home set on a good sized plot. Within close proximity is Welwyn North mainline station and Welwyn Garden City town centre with wide range of facilities and further mainline station. The property is in exceptional condition and includes entrance hall, study, modern fitted kitchen/breakfast room, living and dining rooms with access to the rear garden on the ground floor with a spacious central landing, four double bedrooms, an en suite and a family shower room on the first floor. Externally, there is an attractive and well maintained rear garden with patio area, further communal gardens and a lawned frontage with garage and partially shared driveway providing ample off road parking.

THE AREA

In a popular village location within walking distance of amenities including doctors, dentists, public houses, restaurants and Tesco Express. Within close proximity are both Welwyn North and Welwyn Garden City mainline stations with fast and frequent services into London Kings Cross and Moorgate. Welwyn Garden City town centre is a short drive away and offers a range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Providing good transport links via road is the A1 (M) which is within easy access. Renowned primary schooling is within walking distance with secondary schooling just a short distance away.

THE HISTORY

New Place is built on the grounds of an original property which was divided in the 1970's and the associated land redeveloped. It was originally designed by the well known architect Philip Webb for his brother, a local doctor, in 1880. The decoration of the original property was influenced by William Morris, who was the leader of the Arts and Crafts movement in the late 19th century,

and there is still evidence of what is almost certainly original William Morris wallpaper in the attic rooms. Webb and Morris, together with notable members of the Pre-Raphaelite brotherhood, were founding members of the Society for the Preservation of Ancient Buildings (SPAB) in 1877. There is a beautiful, well laid out garden which is part of the original. Although there is no evidence that this was an original Gertrude Jekyll garden, it is probable that with her close association with Webb and Morris that she influenced the design.

THE ACCOMMODATION COMPRISES

LOBBY

Cloak cupboard. Door to:

ENTRANCE HALL 14'7" x 11'5" (4.45m x 3.48m)

Staircase to the first floor with under stairs cupboard. Access to:

STUDY 11'9" x 8'10" (3.58m x 2.69m)

Window to the front.

CLOAKROOM 5'11" x 2'11" (1.80m x 0.89m)

Recently refitted modern white suite comprising integrated wc and mounted bowl wash hand

basin. High gloss white fitted units with Corian worktops, splash backs and window sill. Window to the side.

LIVING ROOM 17'9" x 14'3" (5.41m x 4.34m)

Feature marble fireplace and hearth with brass fire rail and electric coal effect fire. Bay window and French doors to the rear garden, open archway to:

DINING ROOM 14'2" x 11'8" (4.32m x 3.56m)

French doors to the rear garden.

KITCHEN/BREAKFAST ROOM 15'2" x 14'2" max (4.62m x 4.32m max)

Fitted in matching modern wall, floor and full height units with dark granite worktops and tiled splash backs. Inset double sink unit with single drainer. Integrated appliances including Siemens four burner induction hob with integrated extractor hood over, single oven, further Siemens combination oven/microwave/grill and warming drawer. Integrated larder fridge and Siemens washing machine and dishwasher. Boiler, ceramic tiled flooring, inset ceiling lights. Windows to the front and side, door to the side porch.

FIRST FLOOR

LANDING 11'8" x 8'10" (3.56m x 2.69m)

Airing cupboard housing the hot water cylinder. Loft hatch to fully boarded loft with loft ladder. Access to:

BEDROOM ONE 18'2" x 11'11" max (5.54m x 3.63m max)

Dressing area with fitted wardrobes and dressing table. Inset ceiling lights. Two windows to the front.

BEDROOM TWO 12'4" x 11'8" (3.76m x 3.56m)

Fitted furniture to one wall and either side of the bed. Window to the rear.

EN SUITE BATHROOM 9'6" x 5'7" (2.90m x 1.70m)

Comprising integrated cistern wc, wash hand basin and bath with thermostatic shower and hinged glass screen. High gloss fitted furniture with dark granite style laminate worktops. Chrome ladder towel rail, fully tiled walls, Amtico flooring. Window to the side.

BEDROOM THREE 14'3" x 10'5" (4.34m x 3.18m)

Fitted furniture. Window to the rear.

BEDROOM FOUR 11'5" x 8'11" (3.48m x 2.72m)

Fitted furniture to two corners and around the bed including drawers, cupboards, desk and display cupboards and shelves. Wood laminate flooring. Window to the front.

FAMILY SHOWER ROOM 8'6" x 6'4" (2.59m x 1.93m)

Modern suite comprising close coupled wc, vanity wash hand basin and corner shower. Freestanding units with storage cupboards, mirror cupboard. Chrome ladder towel rail, fully tiled walls, Amtico flooring, inset ceiling lights. Window to the rear.

OUTSIDE

FRONT

Mainly laid to lawn with specimen Medlar tree. Driveway providing ample off road parking and

leading to a paved hard standing in front of the garage.

GARAGE 18'2" x 15'2" (5.54m x 4.62m)

Double garage with electric roller door. Power, lighting, consumer unit, gas and electric meters. Window and door to the rear garden.

REAR GARDEN

Good sized and beautifully maintained rear garden divided into a low maintenance paved area with inset borders and a small lawned area to the side. A patio extends across the full width of the property. There is an additional secluded area through the rear wall which leads to a paved area with planting and a specimen silver birch and holly tree.

FURTHER INFORMATION

Council tax band: G

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

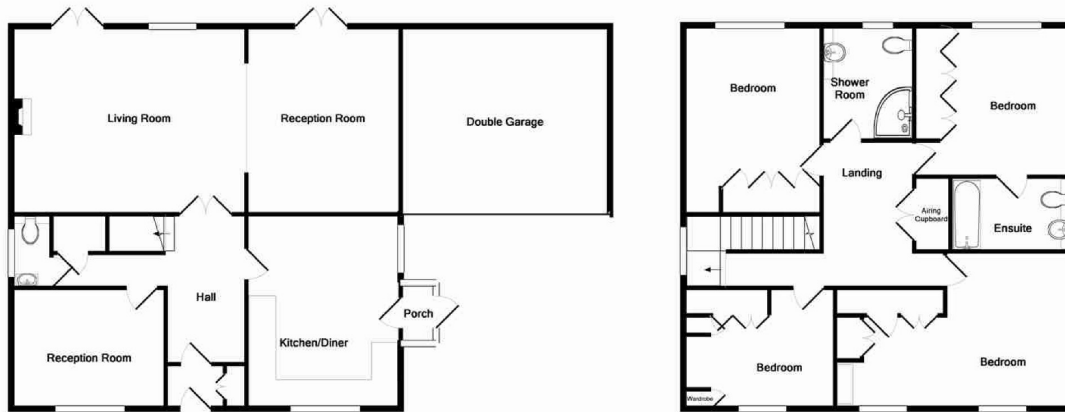
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Ground floor
Approx. Floor
Area 101.6 Sq.M.
(1094 Sq.Ft.)

1st floor
Approx. Floor
Area 79.7 Sq.M.
(856 Sq.Ft.)

Total Approx. Floor Area 181.3 Sq.M. (1952 Sq.Ft.)

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.
Made with Metropix 02014.

Energy Performance Certificate



4, New Place, WELWYN, AL6 9QA

Dwelling type: Detached house
Date of assessment: 03 September 2014
Date of certificate: 03 September 2014
Reference number: 8154-7421-2480-6727-6906
Type of assessment: RdSAP, existing dwelling
Total floor area: 160 m²

Use this document to:

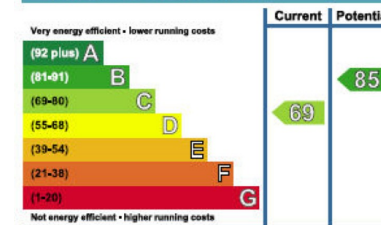
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,540
Over 3 years you could save	£ 1,122

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 237 over 3 years	
Heating	£ 2,811 over 3 years	£ 1,923 over 3 years	
Hot Water	£ 411 over 3 years	£ 258 over 3 years	
Totals	£ 3,540	£ 2,418	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 145	✓
2 Cavity wall insulation	£500 - £1,500	£ 534	✓
3 Floor insulation	£800 - £1,200	£ 232	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

Tel: 01707 393333

34 Wigmores North
Welwyn Garden City
Hertfordshire
AL8 6PH

Email: wgc@putterills.co.uk
www.putterills.co.uk

