



Lockleys Cottage

13a Wendover Drive, Welwyn Village, AL6 9LT

Guide price £700,000



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THREE BEDROOM DETACHED HOME ON A GENEROUS WELL MAINTAINED PLOT IN VILLAGE LOCATION WITHIN WALKING DISTANCE OF SCHOOLING AND AMENITIES

This detached property is situated on a quiet private road in one of the most sought after locations in Welwyn Village within close walking distance of renowned local schooling and a range of amenities. Built by Netherdown Homes in 2008, the internal accommodation is of a high standard throughout and comprises entrance hall, kitchen/breakfast room with integrated appliances, spacious triple aspect lounge/diner, bedroom and shower room on the ground floor with two double bedrooms on the first floor, one with an en suite bathroom and the other with en suite shower room. The house sits on a generous plot with off road parking for several cars to the front and side and a south east facing and extremely well maintained rear garden.

THE AREA

In a popular village location within short 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 ACCOMMODATION COMPRISES

ENTRANCE HALL

Under stairs cupboard. Access to:

KITCHEN/BREAKFAST ROOM 16' x 9'4" (4.88m x 2.84m)

Fitted in a variety of bespoke oak hardwood wall, floor and full height units with dark granite worktops, upstands and window sills. Under worktop stainless steel sink with Insinkerator and drainer. Space for gas range with extractor hood over and tiled splash back. Integrated microwave. Integrated fridge. Space for fridge/freezer. Plumbing for dishwasher. Ceramic tiled flooring. Dual aspect with windows to the front and side, glazed solid oak sliding doors from the hall.

BEDROOM THREE 11'10" x 8'6" max (3.61m x 2.59m max)

Built in double wardrobe. Window to the front.

DOWNSTAIRS SHOWER ROOM 7'11" x 6'2" max (2.41m x 1.88m max)

White suite comprising integrated cistern wall hung wc, wall hung wash hand basin and fully tiled corner shower with fitted Aqualisa shower. Built in storage cupboard with washer/dryer. Chrome

ladder towel rail. Quarry style ceramic tiled flooring. Window to the side.

LOUNGE/DINER 22'7" x 16'2" (6.88m x 4.93m)

Gas fire. Triple aspect with windows to the sides and rear, glazed solid oak double doors from the hall, french doors to the garden. Staircase to the first floor.

FIRST FLOOR

LANDING

Loft access. Access to:

BEDROOM ONE 14'6" x 12'11" (4.42m x 3.94m)

Two double built in wardrobes. Further eaves storage. Dormer window to the rear, Velux roof light to the side. Door to:

EN SUITE BATHROOM 9'5" x 6'6" max (2.87m x 1.98m max)

Comprising integrated cistern wc, fitted storage unit with integrated vanity wash hand basin and bath with fitted thermostatic power shower. Chrome ladder towel rail. Fully tiled walls, ceramic floor tiles. Port hole window to the side.

BEDROOM TWO 20'11" x 13'3" max (6.38m x 4.04m max)

Built in wardrobe. Further eaves storage. Port hole window to the side, window to the front.

EN SUITE SHOWER ROOM 7'6" x 6'11" max (2.29m x 2.11m max)

Comprising integrated cistern wc, fitted white high gloss storage unit with integrated wash hand basin and fully tiled corner shower with fitted thermostatic shower. Velux roof light to the side.

OUTSIDE

FRONT

Via a shared driveway leading to paved and gravelled off road

parking for several cars to the front and side. Lawn with mixed shrubs and plant borders. Pathway to the covered storm porch and side. Gated access to the rear garden from both sides. Trees and hedging to boundaries.

GARAGE

Single garage with electric door to the front.

REAR GARDEN

Well maintained south east facing rear garden separated into two sections. Patio area to the immediate rear of the property and central lawn with stepping stones and gravel path to either side, a variety of planted containers, water feature and glass house. Steps lead down through a vine arch to an expansive decked area with timber shed. There is a further lawn with neat mixed borders to either side. Gated access to the front from both sides. Mature hedging, Yew and fencing to boundaries.

VENDOR COMMENTS

A fantastic location for the short walk into the village for shops, pubs and restaurants. A picturesque road with a good community spirit. An attractive, low maintenance property with sunny garden aspect and a great sized plot.

FURTHER INFORMATION

Council tax band: F

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.

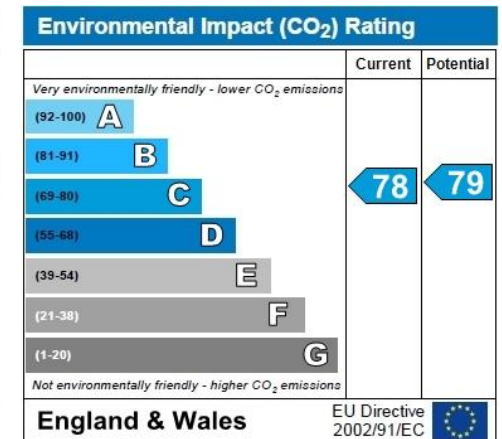
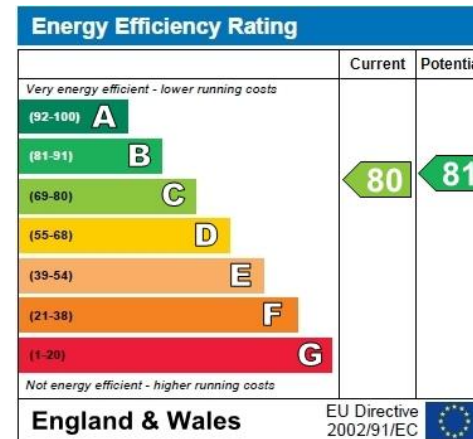
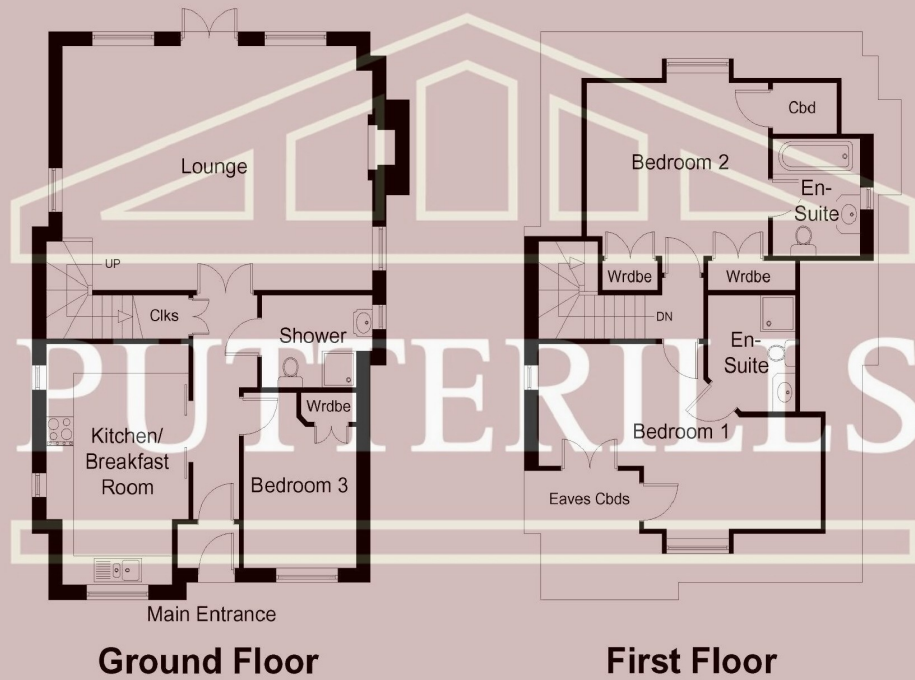








APPROXIMATE GROSS 1,338 SQUARE FEET
INTERNAL AREA: 124 SQUARE METRES



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