



PUTTERILLS

est. 1992

18 Butterwick Way
Welwyn Village AL6 9GH
Guide price £775,000

STUNNING FOUR DOUBLE BEDROOM SEMI DETACHED RESIDENCE IN SOUGHT AFTER NEWLY BUILT DEVELOPMENT CLOSE TO SCHOOLS, AMENITIES, TOWN CENTRES AND MAINLINE STATIONS

Situated within the highly desirable newly built Wilshire Park development is this semi detached residence offering stunning living space throughout, having been kept to exacting standards by the current owners and benefitting from a 10 year NHBC guarantee. The fully modernised accommodation comprises entrance hall, cloakroom, lounge, open plan stylish fitted kitchen/dining room with integrated appliances and bi fold doors to the garden, family/games room, master bedroom with balcony and en suite shower room, three further double bedrooms and family bathroom. Externally is a driveway and garage to the front supplying off road parking and storage and a landscaped west facing rear garden with lawn and patio. The private cul de sac location is perfect for peaceful living, providing easy access to Welwyn Village with renowned local schooling, the High Street and a range of amenities. Welwyn Garden City town centre, both Welwyn North and Welwyn Garden City mainline stations and transport links are within a short drive.

THE AREA

Situated in a popular new development in Welwyn Village surrounded by woodland and green belt land and within close proximity of idyllic countryside. Within short walking distance of the High Street with a range of amenities including doctors, dentists, public houses, restaurants, Post Office 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 facilities such as cinema, theatres, gym, cafes, restaurants 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 and secondary schooling are within walking distance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

CLOAKROOM

Modern suite comprising low level wc with flush panel and wash hand basin. Tiled walls.

LOUNGE 17'4" x 10'1" (5.28m x 3.07m)

Double doors from the entrance hall. Window to the front.

OPEN PLAN KITCHEN/DINING 17'10" x 17'2" (5.44m x 5.23m)

Stylish kitchen fitted in a range of modern wall and base units with quartz worktops and splash backs. 1 bowl sink

with mixer tap and drainer. Electric induction hob with feature ceiling extractor over. Electric oven and microwave. Integrated appliances including fridge/freezer, dishwasher and washing machine. Dining area with seating. Bi fold doors opening onto the patio and rear garden. Door to:

FAMILY/GAMES ROOM 13'2" x 9'4" (4.01m x 2.84m)

Window and door to the rear.

FIRST FLOOR

LANDING

Airing cupboard. Loft hatch. Access to:

BEDROOM ONE 16'10" x 10'1" (5.13m x 3.07m)

Walk in wardrobe. Double doors open onto the balcony. Door to:

EN SUITE

Modern suite comprising low level wc with flush panel, wash hand basin and walk in shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the front.

BEDROOM TWO 19'9" x 9'10" (6.02m x 3.00m)

Dual aspect with windows to the front and rear.

BEDROOM THREE 13'2" x 8'8" (4.01m x 2.64m)

Fitted wardrobes. Window to the rear.

BEDROOM FOUR 13'2" x 8'9" (4.01m x 2.67m)

Window to the rear.

BATHROOM

Modern suite comprising low level wc, wash hand basin with flush panel, panelled bath with shower over and shower cubicle. Heated towel rail. Tiled walls and flooring.

OUTSIDE

FRONT

Laid to lawn with shrubs. Steps lead up to the front door with covered storm porch. Driveway to the side supplying off road parking and leading to:

GARAGE

Garage space for storage with up and over door to the front.

REAR GARDEN

The west facing rear garden has been newly landscaped to provide immaculate outdoor space. Mainly laid to lawn with patio to the immediate rear of the property via the bi fold doors. Fenced boundaries with hedgelings and trees to borders.

FURTHER INFORMATION

There is an approximately £600-£700pa service charge for grounds maintenance.

Council tax band: F

EER: B

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

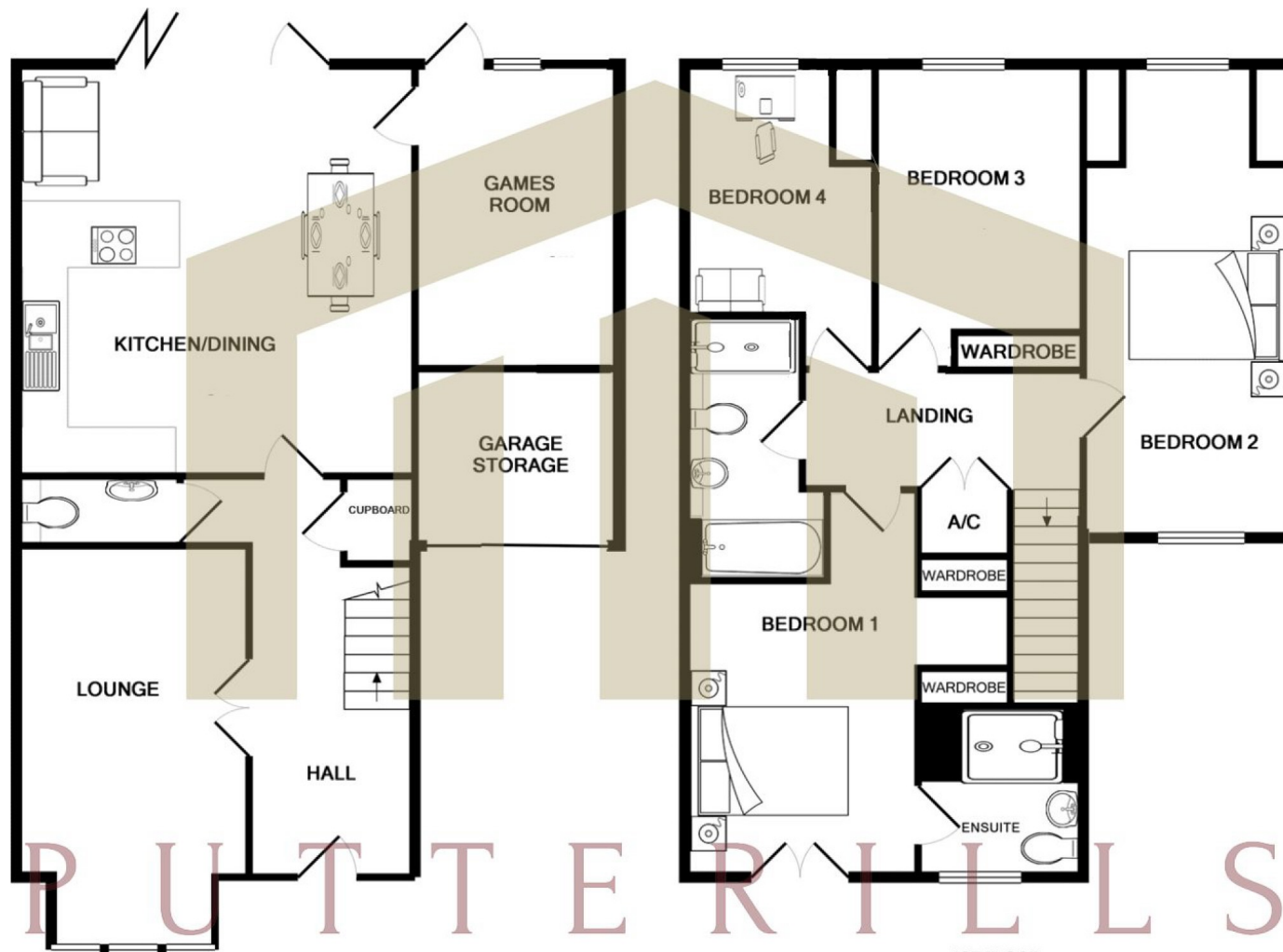
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











GROUND FLOOR
APPROX. FLOOR
AREA 785 SQ.FT.
(72.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1561 SQ.FT. (145.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.2 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



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