



5 Cob Lane Close, Digswell, Welwyn, AL6 0DD
Guide price £625,000



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NEARLY 1400sqft FIVE BEDROOM SEMI DETACHED FAMILY HOME IN PRIVATE CUL DE SAC IN VERY CLOSE PROXIMITY TO MAINLINE STATION AND LOCAL SCHOOLING

This handsome nearly 1400sqft semi detached home is set in a private cul de sac location in Digswell village within 0.2 miles of Welwyn North mainline railway station and within very close proximity of local schooling. A short drive are Welwyn Garden City, Welwyn Village and Hertford town centres with a wide range of facilities and further mainline railway stations. The accommodation offers spacious and flexible family living comprising entrance hall, stylish fitted kitchen with appliances, family room, living room with fireplace and patio doors onto the garden, dining room and cloakroom to the ground floor. To the first and second floors are five bedrooms, modern en suite to the master and further modern bathroom. Externally is a south facing and well maintained lawned rear garden with patio and deck areas along with driveway parking for two vehicles to the front.

THE AREA

Situated in popular Digswell location within 0.2 miles of Welwyn North mainline railway station offering fast and frequent services into London Kings Cross, Moorgate and Peterborough. Within a short drive of Welwyn Village, Knebworth High Street, Hertford and Welwyn Garden City town centre which benefit from a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Within easy access are the A1(M) and M25 providing good transport links via road. Local primary schooling is 0.6 miles away with secondary and private schooling within 1 mile. Sports and golf clubs, playing fields, Digswell Lake Nature Reserve, countryside, public houses and restaurants are nearby.

FRONT DOOR OPEN TO:

ENTRANCE HALL

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

KITCHEN 11'4" x 7'10" (3.45m x 2.39m)

Fitted with a range of modern and stylish gloss style wall and base units with granite worktops and upstands and tiled splash backs. Stainless steel sink. Smeg electric oven and gas hob with stainless steel Smeg cooker hood and granite splashback. Integrated fridge/freezer and washer/dryer. Plumbing for dishwasher. Tiled flooring. Window to the front.

FAMILY ROOM 16'3" x 7'9" (4.95m x 2.36m)

Window to the front.

LIVING ROOM 15'7" x 12' (4.75m x 3.66m)

Electric fireplace with feature surround. Window and patio doors onto the rear garden. Archway to:

DINING ROOM 12' x 8'5" (3.66m x 2.57m)

Window to the rear.

CLOAKROOM

Low level wc and pedestal wash hand basin.

FIRST FLOOR

LANDING

Airing cupboard. Staircase to the second floor. Access to:

BEDROOM ONE 13'5" x 12'1" (4.09m x 3.68m)

Fitted wardrobes. Window to the rear. Door to:

EN SUITE

Modern suite comprising low level wc, pedestal wash hand basin, enclosed panel bath and shower cubicle. Tiled walls and flooring. Window to the rear.

BEDROOM TWO 14'5" x 7'8" (4.39m x 2.34m)

Fitted wardrobes. Window to the front.

BEDROOM THREE 11'5" x 7'6" (3.48m x 2.29m)

Window to the front.

BATHROOM

Another modern suite comprising low level wc, pedestal wash hand basin and enclosed P shaped panel bath with shower over and glass screen. Tiled walls and flooring. Window to the front.

SECOND FLOOR

LANDING

Airing cupboard. Loft hatch. Access to:

BEDROOM FOUR 12'2" x 9'4" (3.71m x 2.84m)

Window to the rear. Door to:

CLOAKROOM

Low level wc and wash hand basin.

BEDROOM FIVE 8'11" x 7'2" (2.72m x 2.18m)

Fitted wardrobes. Window to the front.

OUTSIDE

FRONT

Driveway parking for two vehicles. Lawn area. Covered storm porch to front door. Streetlight.

REAR GARDEN

South facing and well maintained rear garden mainly laid to lawn with a patio area to the immediate rear of the property. Planted beds. Deck seating area. Fenced boundaries.

VENDOR COMMENTS

I have lived on Cob Lane Close for just under seven years and have loved my time here. I have amazing neighbours and there is a great feel of community spirit. The location of the house is excellent for commuting into London, Stevenage and Welwyn Garden City and schooling is excellent. I have been extremely happy living at Cob Lane and will be sad to move, but eventually we all have to start new chapters...

FURTHER INFORMATION

Council tax band: F

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

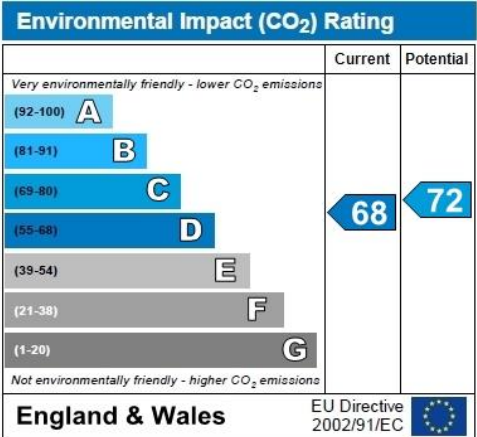
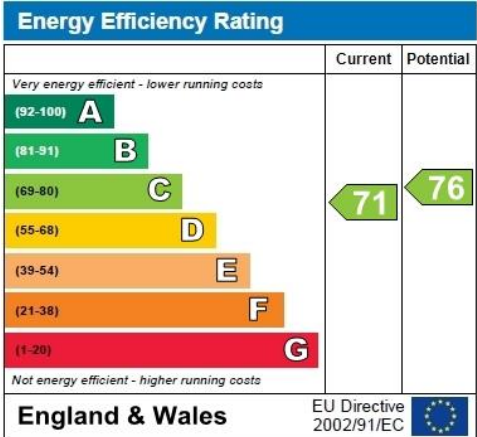
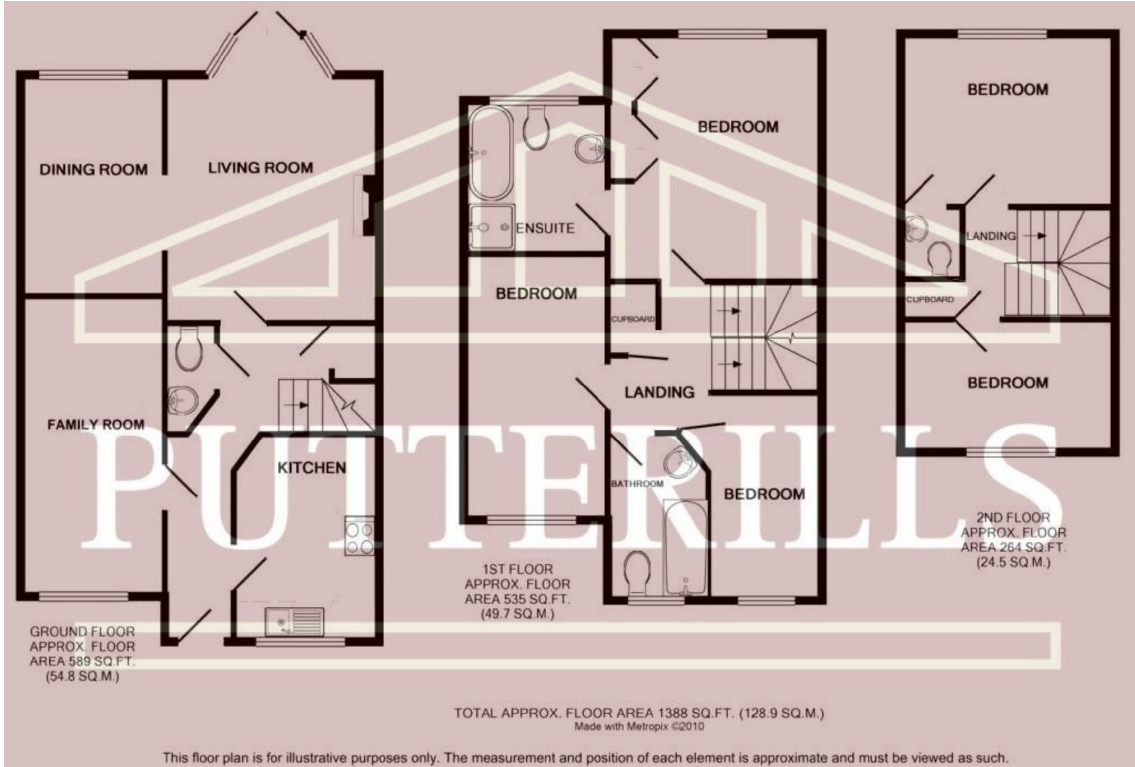
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











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