



PUTTERILLS

— est. 1992 —

33 Carleton Rise
Welwyn Village AL6 9RP
Guide price £745,000

IMPOSING FOUR BEDROOM DETACHED RESIDENCE WITH DOUBLE GARAGE, DRIVEWAY AND SOUTH FACING GARDEN IN SOUGHT AFTER WELWYN VILLAGE LOCATION

This imposing detached family residence is located in a sought after and secluded location within walking distance of Welwyn Village with its range of amenities and renowned local schooling. Within a short drive are mainline railway stations and town centres with a wide range of facilities. The extended and flexible accommodation offers great scope for updating and currently comprises entrance hall, cloakroom, study/play room with bay window, dual aspect lounge also with bay window and patio doors to the garden, fitted kitchen, dining room, four good sized bedrooms, an en suite shower room and further family bathroom. Externally is a lawned south facing garden with shed, decked area and a double garage and driveway providing off road parking to the front.

THE AREA

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

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase to the first floor. Access to:

CLOAKROOM

Low level wc and pedestal wash hand basin. Window to the side.

STUDY/PLAY ROOM 10'5" x 9'6" (3.18m x 2.90m)

Parquet flooring. Bay window to the front.

LOUNGE 25'6" x 20'3" (7.77m x 6.17m)

L shaped room. Electric fireplace with marble hearth and feature surround. Dual aspect with bay window to the front and window and sliding patio doors to the rear onto decked area. Door to:

KITCHEN

Generous kitchen fitted with a selection of wall and base units with worktops over. Stainless steel sink and drainer. Electric oven. Electric hob. Space for fridge. Plumbing for dishwasher. Tiled walls and flooring. Window to the rear. Open to:

DINING ROOM 15'8" x 11'2" (4.78m x 3.40m)

Generous understairs storage cupboard. Windows to the side and rear. Doors to the side and garage.

FIRST FLOOR

GALLERIED LANDING

Loft hatch. Window to the front. Access to:

BEDROOM ONE 12'2" x 11'8" (3.71m x 3.56m)

Fitted wardrobes. Window to the rear. Door to:

EN SUITE SHOWER ROOM

Vanity wash hand basin and shower cubicle.

BEDROOM TWO 11'2" x 10'4" (3.40m x 3.15m)

Built in wardrobes. Window to the rear.

BEDROOM THREE 12'2" x 8'9" (3.71m x 2.67m)

Built in mirrored wardrobes. Window to the front.

BEDROOM FOUR 10'5" x 8'11" (3.18m x 2.72m)

Window to the front.

BATHROOM

Wc, pedestal wash hand basin and enclosed tiled bath.

OUTSIDE

FRONT

Laid to lawn with shrubs. Driveway providing off road parking. Side access to the rear.

DOUBLE GARAGE 17'5" x 15'10" (5.31m x 4.83m)

Power and lighting. Electric roller door to the front. Window to the rear. Access to the property and the garden.

REAR GARDEN

South facing garden mainly laid to lawn with raised decked seating area. Specimen trees, shrubs and flowers. Timber shed with further patio area. Side access to the front.

FURTHER INFORMATION

Council tax band: G

EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

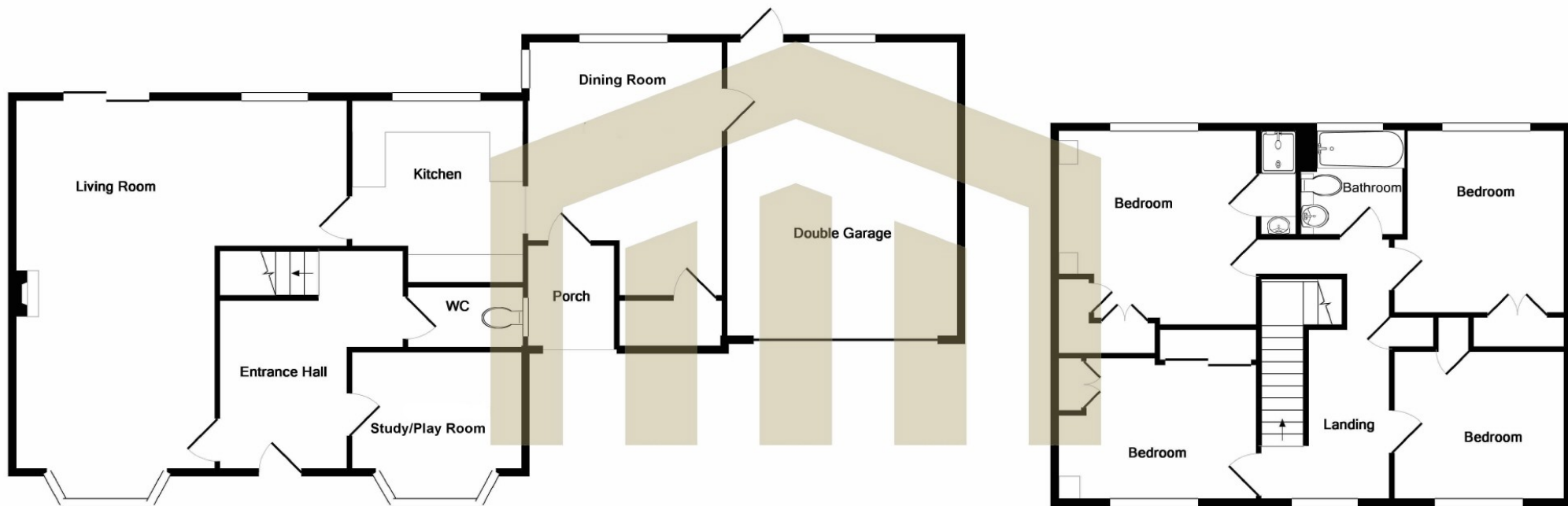
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Ground floor
Approx. Floor
Area 109.8 Sq.M.
(1182 Sq.Ft.)

1st floor
Approx. Floor
Area 63.5 Sq.M.
(683 Sq.Ft.)

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Total Approx. Floor Area 173.3 Sq.M. (1865 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.
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