



FOUR BEDROOM THREE BATHROOM DETACHED HOME WITH GARAGE, DRIVEWAY AND GARDEN ON MODERN DEVELOPMENT CLOSE TO SCHOOLS AND AMENITIES

This detached home is located within walking distance of local schools and amenities and within a short drive of Welwyn Garden town centre with wide range of amenities and mainline railway station. Built in 2015, the modern property is presented in an immaculate condition with high specifications throughout and the advantage of a NHBC 10 year guarantee. Set over three floors, the accommodation comprises entrance hall with storage, cloakroom, dual aspect living room with patio doors onto the garden, stylish fitted kitchen/diner with appliances, master bedroom with dressing area and en suite shower room, second bedroom with en suite shower room, two further bedrooms and a family bathroom. Externally is a driveway and garage to the front providing off road parking and a south east facing lawned garden to the rear.

THE AREA

This property is situated in popular Panshanger location within a short drive of 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 railway 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 local primary and secondary schooling, Morrisons supermarket, a Tesco Express, local sports clubs and playing fields are within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Plumbing for washing machine. Staircase to the first floor with understairs storage cupboard. Access to:

CLOAKROOM

Low level wc and wash hand basin. Window to the front.

LIVING ROOM 17'9" x 11'3" (5.41m x 3.43m)

Dual aspect with window to the front and patio doors onto the rear garden.

KITCHEN/DINER 17'9" x 8'10" (5.41m x 2.69m)

Fitted with a modern and stylish range of wall and base units with worktops and upstands. Sink and drainer. Space for Rangemaster oven with stainless steel splash back and Bosch extractor over. Integrated fridge/freezer and dishwasher. Dual aspect with windows to the front and rear.

FIRST FLOOR

LANDING

Airing cupboard. Access to:

MASTER BEDROOM 17'8" x 11'3" (5.38m x 3.43m)

Dressing area with fitted wardrobes with mirrored sliding doors. Dual aspect with window to the rear and patio doors onto Juliet balcony. Door to:

EN SUITE

Contemporary en suite shower room with low level wc, wash hand basin and shower cubicle. Heated towel rail. Window to the front.

BEDROOM TWO 13'10" x 8'6" (4.22m x 2.59m)

Patio doors onto Juliet balcony. Door to:

EN SUITE

Second contemporary en suite shower room with low level wc, wash hand basin and shower cubicle. Heated towel rail. Window to the rear.

SECOND FLOOR

LANDING

Window to the rear. Access to:

BEDROOM THREE 13'10" x 11'4" (4.22m x 3.45m)

Walk in wardrobe. Window to the front.

BEDROOM FOUR 14' x 8'11" (4.27m x 2.72m)

Built in wardrobe. Window to the front.

BATHROOM

Contemporary family bathroom with low level wc, wash hand basin and enclosed panel bath with shower over. Window to the front.

OUTSIDE

FRONT

Lawn area. Planted bed. Step up to front door with feature cover and light. Driveway to the side providing off road parking and leading to:

GARAGE

Power and lighting. Up and over door to the front.

REAR GARDEN

South east facing lawned rear garden with fenced boundaries. Access to the garage.

VENDOR COMMENTS

We moved to Welwyn Garden City in 2015 because we fell in love with this new build house the moment we saw it. It's walking distance from a great primary school. We have a Morrisons around the corner and have lots of green spaces surrounded by family friendly cycle roads. Welwyn Garden City's train station, which is less than 3 miles away, offers direct train service to London Kings Cross in 28 minutes. In the city centre you can also find the Howard Centre shopping centre, John Lewis, Debenhams and Waitrose to name a few. We spent some of the best years of our lives in this house with our twin boys.

FURTHER INFORMATION

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.









