



PUTTERILLS

est. 1992

9 Youngs Rise, West Side, Welwyn Garden City, AL8 6RT

Guide price £950,000

THREE/FOUR DOUBLE BEDROOM TRADITIONAL DETACHED RED BRICK WEST SIDE HOME FINISHED TO AN EXCEPTIONALLY HIGH STANDARD

Finished to an exceptionally high standard is this three/four bedroom detached West Side family home offering light, airy and well appointed accommodation. The property is situated in an extremely sought after road positioned within walking distance of renowned local schooling, Welwyn Garden City town centre and mainline railway station. The property accommodation comprises, in brief, a reception hall, dual aspect family room/bedroom four, ground floor shower room, dual aspect drawing room with bi-folding doors opening onto garden, stunning fitted kitchen/dining room also with bi-folding doors onto garden, utility room, cloakroom, master suite with a 12 ft vaulted ceiling, dressing area with fitted wardrobes and en suite bathroom, two further double bedrooms, shower room and separate WC. The property also benefits from replaced double glazed Georgian style windows and doors throughout, secluded professionally designed and landscaped south facing rear garden approximately 60ft in depth, well maintained front garden and off street parking for up to 4 cars.

The property offers further scope to extend subject to the relevant consents. The current vendors have recently submitted two separate planning applications both of which increase the ground floor living space and also add an extra double bedroom to the first floor. Further information is available on request.

SOLID OAK ENTRANCE DOOR TO RECEPTION HALL

Double glazed Georgian style window to side aspect. Stairs to first floor with contemporary glass balustrade. Recessed down lights, under stairs utility cupboard housing meters, further built in storage cupboard fitted for coats and shoes, two radiators, solid oak flooring, walnut veneered doors to:

FAMILY ROOM /BEDROOM FOUR 14'5" x 9'4" (4.39m x 2.84m)

Dual aspect room with double glazed Georgian style windows to front and side aspects. Fitted walnut office furniture and fitted wardrobe, solid oak flooring, radiator and television point. Multi purpose room currently used as a study and en-suite double guest bedroom. Door to:

GROUND FLOOR SHOWER ROOM

Attractive contemporary suite comprising concealed cistern dual flush

low level WC, wall mounted wash hand basin with mixer taps and under sink storage cupboard. Fully tiled shower cubicle with multi jet shower system and additional hand held shower. Wall mounted chrome heated towel rail, tiled flooring, extractor fan, shaver point, contemporary wall mounted mirror with lighting.

DRAWING ROOM 19'10" x 14'6" (6.05m x 4.42m)

Dual aspect room with double glazed bi-folding doors to rear giving access to decking area. Two refitted double glazed windows to side aspect. Solid oak flooring, recessed down lights, two radiators, wired for 8 point surround sound, wall mounted television and telephone points. Door leading to:

KITCHEN/DINING ROOM 17'6" x 11'4" (5.33m x 3.45m)

Double glazed bi-folding door to rear giving access to decking area. A stunning

range of soft close wall and base units with extensive Corian work surface. 1 bowl sink unit with swan neck mixer taps and drainer cut into Corian work surface. Bosch five ring stainless steel gas hob with Bosch stainless steel extractor hood over, integrated Bosch electric double oven and Bosch integrated microwave oven. Integrated fridge freezer and integrated Bosch dishwasher. Part tiled and part solid oak flooring. Further soft close cupboards housing appliance isolation switch board. Recessed down lights, surround sound with built in ceiling speakers, contemporary display cabinet housing surround sound hub, contemporary wall mounted radiator.

UTILITY ROOM

Double glazed door to front aspect, wood block work surface with inset butler sink and mixer tap, space and plumbing for washing machine and tumble dryer, tiled floor, built in cupboard housing pressurised heating

system, boiler and water softener, recessed down lights. Door to:

DOWNSTAIRS CLOAKROOM

Double glazed Georgian style window to rear aspect. Contemporary suite comprising concealed cistern dual flush low level WC, vanity unit with inset wash hand basin and mixer taps and under sink storage cupboard. Contemporary radiator.

FIRST FLOOR LANDING

Double glazed Georgian style window to front aspect. Recessed down lights, loft hatch, with integrated ladder, giving access to fully boarded loft space with power and lighting connected, radiator, wall light point. Doors to:

MASTER SUITE 14'4" x 11'6" (4.37m x 3.51m)

Dual aspect room with double glazed Georgian style windows to side and rear aspects. Vaulted ceiling approximately 12ft in height. Two radiators, wall light points, telephone point, wall mounted television point.

DRESSING AREA 9' x 7'7" (2.74m x 2.31m)

Recessed down lights and fitted high gloss and oak veneer wardrobes, door leading to:

EN SUITE BATHROOM

Obscured double glazed Georgian style window to side aspect. Contemporary suite comprising tile enclosed bath with mixer taps and shower attachment. Protective glass shower screen, vanity unit with his and hers inset wash hand basins with mixer taps and under sink storage cupboard. Concealed cistern dual

flush low level WC. Two chrome heated towel rails, tiled flooring, recessed down lights, extractor fan, shaver point, wall mounted mirror with lighting.

BEDROOM TWO 14'6" x 12'2" (4.42m x 3.71m)

Dual aspect room with double glazed Georgian style windows to front and side aspects, wall mounted television point, recessed down lights, radiator.

BEDROOM THREE 9'8" x 8'11" (2.95m x 2.72m)

Georgian style double glazed windows to rear aspect, recessed down lights, radiator, wall mounted television point, built in double wardrobe.

SHOWER ROOM

Obscured double glazed Georgian style window to rear aspect. Contemporary suite comprising fully tiled shower cubicle with multi jet shower system, raised bowl wash hand basin with mixer taps and under sink storage cupboard. Chrome heated towel rail, recessed down lights, extractor fan, attractive wall mounted mirror with lighting.

SEPARATE WC

Refitted obscured double glazed Georgian style window to front aspect. Contemporary suite comprising concealed cistern dual flush low level WC, oversized raised wash hand basin with mixer taps, radiator, recessed down lights, tiled flooring.

OUTSIDE

REAR GARDEN

Secluded south facing family garden approximately 60ft in depth,

professionally designed and landscaped with hedged and fenced boundaries. Extensive decking area ideal for entertaining and a gravel seating area. Summer house with power and lighting connected, and separate shed. Solid wooden children's fort and swings, security lighting, two garden taps, all weather power points, two secure gated accesses leading to:

FRONTAGE

Well maintained frontage with recently replanted privet hedged boundaries, lawned area with flower and shrub beds, driveway providing off street parking for up to 4 cars, all weather power points, brick paved pathway leading to solid oak entrance door with attractive courtesy lighting. The vendors have also had professionally drawn up plans to relandscape the front garden subject to relevant consents. Further information is available on request.

FURTHER INFORMATION

There is potential to extend, subject to the relevant consents. The vendors have recently submitted two separate planning applications both of which increase the ground floor living area and add an extra double bedroom upstairs.

VIEWING INFORMATION

ALL APPOINTMENTS AND
NEGOTIATIONS THROUGH PUTTERILLS

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.













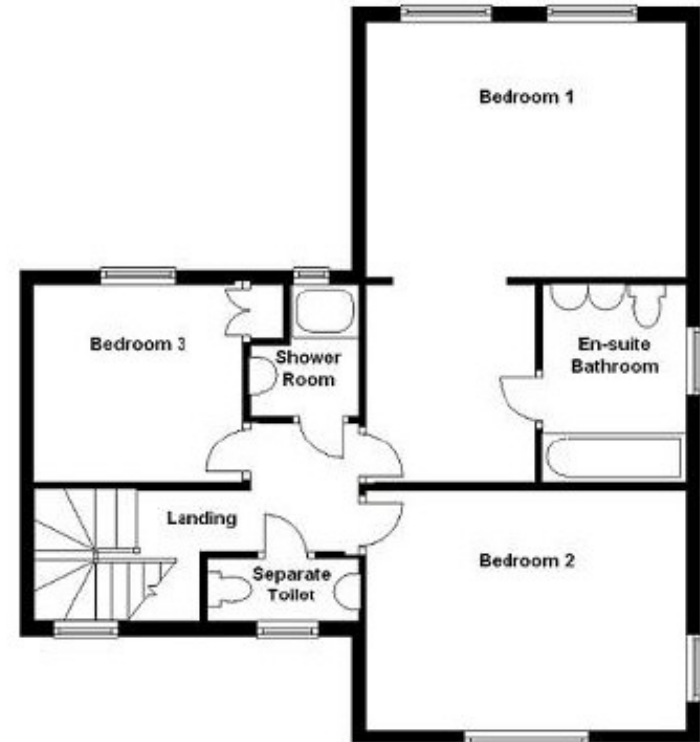
Ground Floor

Approx. 81.4 sq. metres (876.4 sq. feet)



First Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



Total area: approx. 142.9 sq. metres (1538.4 sq. feet)



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