



PUTTERILLS

est. 1992

56 New Road, Digswell, Welwyn, AL6 0AH

Guide price £1,450,000

UNIQUE 4000SQ FT PROPERTY OFFERING SPRAWLING AND FLEXIBLE ACCOMMODATION ON SECLUDED 0.5 ACRE PLOT IN DESIRABLE AND CENTRAL DIGSWELL LOCATION

Positioned on the desirable and central New Road in Digswell village within 700 yards of Welwyn North mainline station is this approximately 4000sqft property set on an approximately 0.5 acre secluded plot surrounded by trees. The sprawling and flexible accommodation offers unique living space comprising lower ground floor hall, entrance hall, dining room and lounge with patio doors onto the garden, modern fitted kitchen with Juliet balcony, utility room, cloakroom, study, two double bedrooms and an en suite to the ground floor. To the first floor is a master bedroom with internal bathroom, dressing room and en suite along with two further double bedrooms and family bathroom. Externally is an expansive mature rear garden with vast lawn and patio area with along with a car port, double garage and driveway providing ample off road parking to the front.

THE AREA

Situated in a central Digswell village location within 700 yards of amenities and 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 centres 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. A wide selection of renowned primary and secondary schools are located in the Hertfordshire area spanning Hertford, St Albans and Hitchin. Sports and golf clubs, playing fields, countryside, public houses and restaurants are nearby.

FRONT DOOR OPEN TO:

LOWER GROUND FLOOR

ENTRANCE HALL

Alarm panel. Full length window to the side. Staircase to:

GROUND FLOOR

HALL

Storage cupboards. Access to:

KITCHEN 20'3" x 10'5" (6.17m x 3.18m)

Modern kitchen fitted with a vast range of gloss wall and base units with worktops over and under unit lighting. Stainless steel sink. Double electric oven and electric hob with stainless steel extractor over. American style fridge/freezer. Windows to the front. Patio doors to Juliet balcony.

DINING ROOM 17'2" x 15'10" (5.23m x 4.83m)

Sliding patio doors overlooking the rear garden. Open to:

LOUNGE 20'3" x 16'11" (6.17m x 5.16m)

Patio doors overlooking the rear garden. Window to the side.

UTILITY ROOM 5'11" x 5'4" (1.80m x 1.63m)

Base units. Sink. Plumbing for washing machine and tumble dryer. Tiled flooring.

CLOAKROOM

Low level wc and vanity wash hand basin. Feature radiator.

STUDY 12'10" x 10'3" max (3.91m x 3.12m max)

Window to the front.

BEDROOM 14'8" x 12'9" (4.47m x 3.89m)

Built in wardrobe. Window to the rear. Double doors to:

EN SUITE

Low level wc, wash hand basin and shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the rear.

BEDROOM 15'10" x 11'4" (4.83m x 3.45m)

Window to the front.

FIRST FLOOR

LANDING

Storage cupboards. Loft hatch. Window to the front. Access to:

MASTER BEDROOM 26'11" x 21'11" (8.20m x 6.68m)

Walk in dressing room. Dual aspect with windows to the front and rear. Steps up to bathroom suite with his and hers wash hand basins, enclosed tiled bath and shower cubicle. Door to:

EN SUITE

Low level wc, wash hand basin and bidet. Tiled walls. Loft hatch.

BEDROOM 29'4" x 12'6" (8.94m x 3.81m)

Window to the rear. Three Velux windows to the side.

BEDROOM 15'10" x 15' (4.83m x 4.57m)

Windows to the rear.

BATHROOM

Low level wc, wash hand basin and enclosed panel bath with shower attachment and glass shower screen. Amtico flooring.

OUTSIDE

FRONT

Set back from the road with privacy hedging. Side access to the rear. Driveway providing ample off road parking. Car port leading to:

DOUBLE GARAGE

Power and lighting. Electric door to the front.

REAR GARDEN

Patio to the immediate rear of the property. Well stocked borders. Side access to the front.

FURTHER INFORMATION

Council tax band: H
EER: C

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.













