PUTTERILLS

NEW HOMES

Hawthorn Cottage,

2a Woodland Way, Oaklands, Welwyn, Herts, AL6 0RZ

Guide Price £925,000

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Herts, AL6 0RZ

Brand new luxury 4-bedroom detached home, finished to an exceptional specification and located in a desirable, private lane in the Oaklands area of Welwyn.

THE PROPERTY:

On the Ground Floor: Large square entrance hall, fabulous open-plan kitchen/dining/family room with bi-fold doors onto garden terrace, separate utility room with access to garden, generous lounge also with bi-fold doors onto terrace, spacious fourth bedroom/further reception room with en-suite shower room, cloakroom/WC and storage cupboard.

On the First Floor: Impressive master suite with large fitted dressing room and luxurious en-suite bathroom, bedroom two - a large double room with separate dressing room, bedroom three - a further double room and family bathroom.

To the Exterior: Private south-facing garden with large walled terrace area with raised lawn, single detached garage.
Bloc-paved driveway to the front providing ample parking.

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ROCKWELL HOMES

Available to view now, by appointment, and ready for occupation.

32 Bridge Street, Hitchin, Hertfordshire. SG5 2DF
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SPECIFICATION:

GENERAL:

- Oak finished weighted internal doors with chrome door handles
- Oak finished balustrade, newel posts and spindles to staircase
- Underfloor heating to ground floor
- Gas fired central heating to radiators to first floor
- UPVC windows with woodgrain finish and polished chrome ironmongery with secure-by-design locking mechanism
- Wired alarm system
- Mains operated smoke and heat detectors
- LED lights throughout
- Flat plate polished chrome light switches throughout
- Patio to rear and garden laid to turf with close board fencing
- Block paved driveway
- Single garage with black metal up and over garage door, strip lighting and power sockets
- Solar panels over garage roof
- Sentinel Kinetic Plus Heat Recovery Ventilation Unit

KITCHEN/UTILITY ROOM:

- Contemporary Porcelanosa fitted kitchen
- Integrated Siemens appliances: oven, microwave, dishwasher, fridge/freezer induction hob and extractor
- Porcelanosa floor tiles
- Space in utility room for separate washer and dryer

BATHROOM/EN-SUITES:

- Porcelanosa white sanitary wear with chrome fittings
- Porcelanosa floor tiles
- Underfloor heating to family bathroom and master en-suite
- Heated towel rail (excluding cloakroom)
- Designer stone feature bath to master en-suite
- Vanity units to master en-suite and family bathroom

LOCATION:

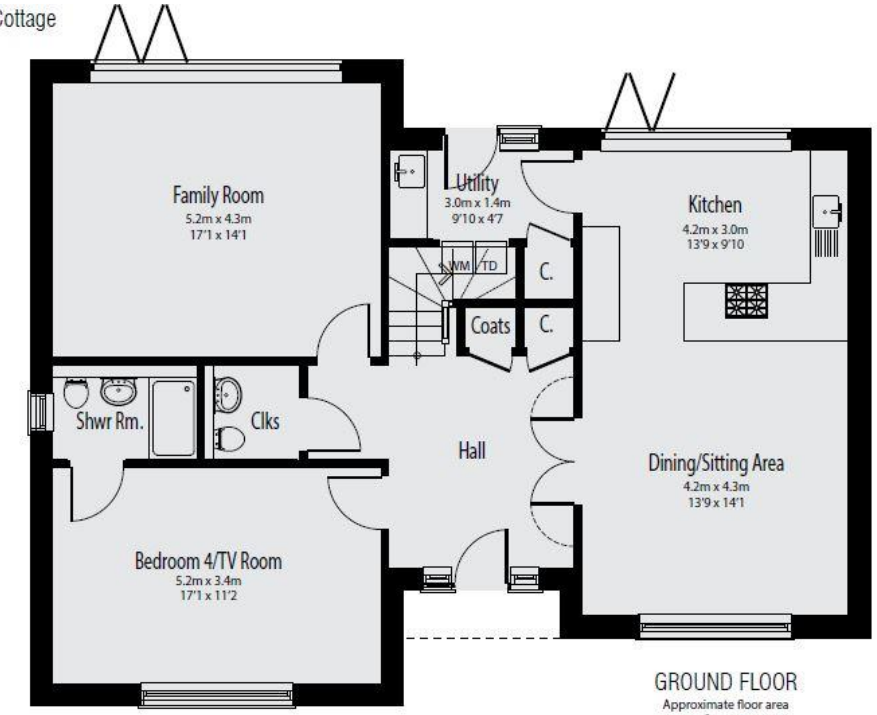
Woodland Way is located in a delightful location in a mature residential setting in Welwyn, approximately 25 miles north of London, with excellent commuter links and a great choice of schools, including the popular Oaklands Primary School less than a mile away. This unique development is nestled within a well-established, affluent and sought after leafy residential area, among similar detached properties. Local amenities include a popular pub and a parade of shops with a newsagent, post office, butchers, takeaway and florist.

Surrounded by countryside and picturesque villages, the nearby woodland joins Mardley Heath, an area of natural beauty popular for walking and cycling. Knebworth and Welwyn villages are both within easy reach and offer local shops and cafes, along with plentiful pubs and restaurants. For more comprehensive facilities, Welwyn Garden City is just 3 miles away where shoppers can enjoy a wide choice of retail outlets at The Howard Centre indoor shopping complex, a large John Lewis department store and a Debenhams store. There are also good sports facilities in the town including Welwyn Garden City Golf Club, Gosling Sports Centre and Stanborough Park and Sailing Lakes.

Ideally situated for commuting, the A1M junction 6 is approximately 1 mile from Woodland Way, offering excellent road access to London and the M25. Welwyn North Station is approximately 2.5 miles to the south, and Knebworth station is also within easy reach. Both offer a fast and frequent rail service into London Kings Cross in under 30 minutes. For international travel, Luton and Stansted airports are within easy driving distance, being just 13 and 25 miles away respectively.

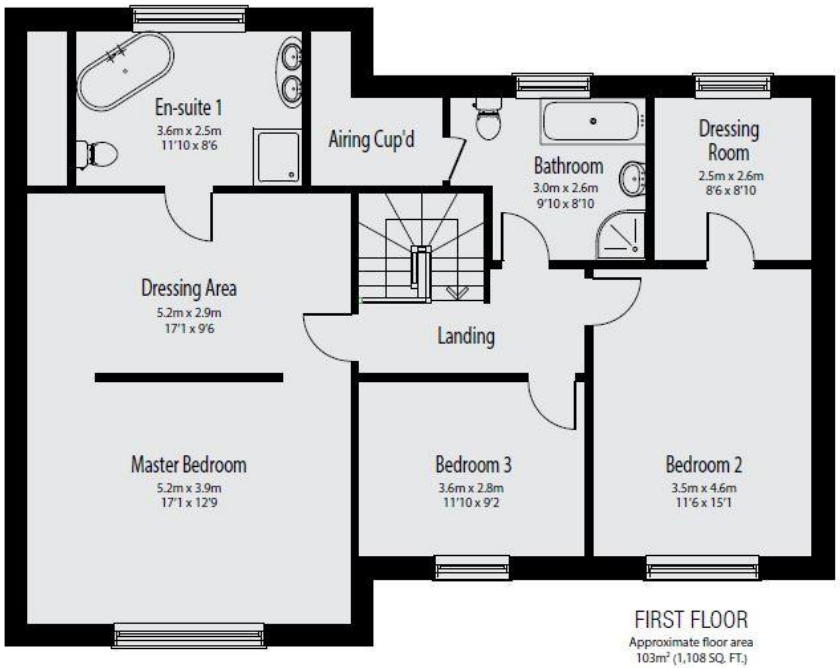
SAT NAV REF: AL6 ORZ

Hawthorn Cottage



GROUND FLOOR
Approximate floor area
103.2m² (1,110 SQ. FT.)

Total floor area
206.1m² (2,218 SQ. FT.)



FIRST FLOOR
Approximate floor area
103m² (1,108 SQ. FT.)

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