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5 Copse Hill, Oaklands, Welwyn, AL6 0RY

**Price £750,000**



# Stunning, recently constructed versatile 5 bedroom detached family residence.

We advise that an offer has been made for the above property in the sum of £770,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: 123 London Road, Knebworth, Hertfordshire SG3 6EX.

This recently constructed detached chalet style house has been built to an exacting standard and offers versatile living space to include underfloor heating to the ground floor (gas heating to radiators upstairs - but no boiler)), double glazing & Cat 5 cabling throughout. The accommodation comprises: impressive entrance hall opening to spacious lounge/dining room with bi fold doors to the rear garden, part fitted kitchen/breakfast room, utility room, playroom/snug, cloakroom & 2 ground floor double bedrooms, both with en-suite facilities. On the first floor are 3 further bedrooms & 2 en-suite bathrooms. Outside are front & rear gardens, garage & driveway parking for 2 vehicles. The property is being offered CHAIN FREE.

The area of Oaklands enjoys a number of private residential turnings, some wonderful borders onto woodland & access to fine country walks. There is a junior/mixed infant school and a parade of shops that includes a sub post office, general convenience store, flower shop & butcher. Just over a mile away is the picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with a hidden manor house, ancient ford, the Old Roman Baths & an independent baker. Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store.

The area has excellent rail links in the nearby villages of Knebworth & Digsweil which are approximately a 5 minutes car journey away.

### Agents Note

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### The accommodation is arranged as follows

Open storm porch and composite front door to:

### Entrance hall

A most impressive approach to the accommodation with oak effect flooring, opaque windows to the front and opening to:

### Lounge/dining room

A sizeable dual aspect space with bi fold doors to the rear garden and further patio doors to the side. There is oak effect flooring and a door to:

### Kitchen/breakfast room

Fitted with a range of white gloss shaker style wall and base units incorporating quartz working surfaces. A separate island unit comprises deep pan drawers and breakfast bar seating, again with quartz working surface above & stainless steel chimney style extractor fan. There is oak effect flooring, coving to ceiling, inset ceiling spotlights, window to rear, half glazed door to rear garden and further door to utility room. An oak door leads back to the entrance hall.

### Utility room

Fitted with a range of white gloss shaker style wall and base units with oak working surface above. There is space and plumbing for a washing machine and tumble dryer, oak effect flooring, opaque window to the side and personal door to the garage.

### Playroom/snug

A lovely bright room with window to the front and oak effect flooring.

### Bedroom

A good size double room with 2 windows to the side, oak effect flooring, door to:

### En-suite shower room

Opaque window to the rear.

### Bedroom

Another good size double room with oak effect flooring, window to the front and door to:

### En-suite shower room

Sliding door to:

### Cloakroom

Further door to entrance hall.

### STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

### Landing

With contemporary oak and glass balustrade, part vaulted ceiling, window to the front and doors to:

### Bedroom

A characterful double room with vaulted ceiling, walk in wardrobe and dormer windows to the front and side. A door leads to:

### En-suite bathroom

### Bedroom

A lovely double room with vaulted ceiling, dormer window to the rear, eaves storage cupboard, and door to:

### En-suite bathroom

### Bedroom/office

With vaulted ceiling and opaque window to the side. This room has been set up to accommodate those working from home and could be used as a home office.

### Outside

### Rear garden

Timber fencing to the boundary with gate leading to the front garden, shingled area to the side of the property, security lighting and numerous external power points.

### Front garden

Mainly laid to lawn with a paved path to the front door.

### Garage & parking

Single garage with up and over door, personal door to the utility room.

### EER & Council Tax

Council tax - Band F - £2369

EER- Band C

### Directions

Turn off the main road (B197) into Lower Mardley Hill, then into Oaklands Rise and take the 2nd turning on the left into Woodland Way, continue along the road and at the junction with Copse Hill turn left, the house is the 2nd one on the right.

### Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

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Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.



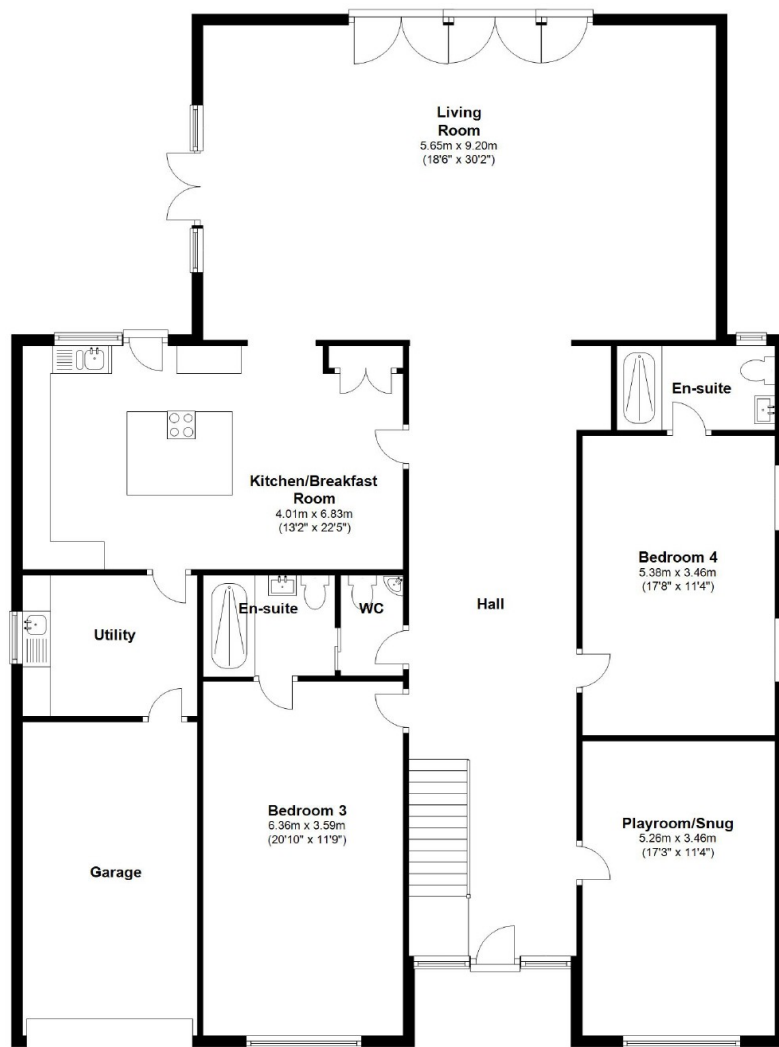






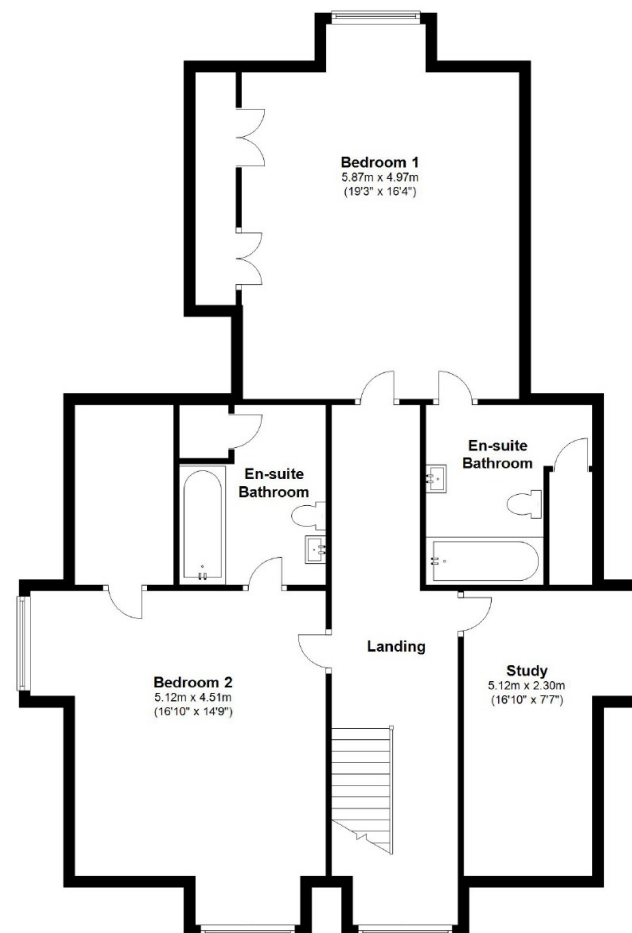
### Ground Floor

Approx. 208.4 sq. metres (2243.2 sq. feet)



### First Floor

Approx. 119.3 sq. metres (1283.9 sq. feet)



Total area: approx. 327.7 sq. metres (3527.0 sq. feet)



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