



PUTTERILLS

— est. 1992 —

53 Brookbridge Lane, Datchworth, SG3 6SZ

Price £525,000

Much improved and extended 4 bedroom semi detached village house.

This much improved, extended semi detached house is situated in a highly regarded turning within easy reach of the pretty village green and fine countryside walks, together with the well regarded Datchworth C of E primary school. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, cloakroom, sitting room with log burning stove, study/snug, fabulous open plan kitchen/family room and utility room. To the first floor there are 4 good size bedrooms with en-suite shower rooms to the master bedroom and bedroom 2 and an additional family bathroom. Outside there is a low maintenance rear garden, deep front garden and driveway parking for several vehicles.

Energy Efficiency Rating: D

The highly desirable East Herts village of Datchworth lies to the East of Knebworth village and enjoys some beautiful surrounding countryside. The wonderful village green with tennis courts, cricket pitch and pavilion, is host to a number of local events throughout the year and forms a focal point for resident gatherings, fireworks displays, local fetes and the likes. With its own well regarded Junior Mixed Infants school, shop/off licence & popular village hall, the area is ideal for families and retirees alike indeed it is this mix of residents that makes Datchworth such a delightful and highly sought after location. There are 3 public houses including the well regarded Tilbury with fabulous restaurant. The village Church is situated at the opposite end of the village benefiting from the most amazing views. Nearby Knebworth (approx 2 miles) provides further shopping facilities for daily needs, a Doctors and Dental Surgeries, Library, Recreation Ground and British Rail Mainline Station with service to London Kings Cross. Welwyn Garden City (approx 6 miles), Stevenage (approx 5 miles) and the county town of Hertford (approx 6 miles) provide more comprehensive shopping and leisure facilities.

Proximity

Distances from Datchworth (all distances are approximate).

Hitchin 10.8 miles Welwyn Garden City 5.8 miles Hertford 5.8 miles Stevenage 5.1 miles Knebworth 1.3 miles - M25 20.7 miles A1(m) 3 miles Stanstead airport 25 miles Heathrow airport 38 miles Luton airport 14.6 miles

The accommodation is arranged as follows:

Porch and composite front door with key pad entry system to:

Entrance hall

With oak flooring, coving to ceiling, telephone point, useful cloaks cupboard, attractive glass block feature wall and door to:

Study/snug

Currently being used as a beauty treatment room, this versatile space

has a window to the front, radiator, oak flooring and fitted cupboards with wash handbasin and chrome taps.

Inner hall

Oak flooring, radiator, coving to ceiling, deep storage cupboard with high gloss sliding doors and doors to:

Cloakroom

Fitted with a white suite comprising low level WC and contemporary wash handbasin inset into white gloss vanity cupboard with chrome lever style mixer tap. There is tiling to dado height with attractive mosaic border and ceramic floor tiles.

Sitting room

A well proportioned cosy room benefitting from a cast iron log burning stove, oak flooring, 2 windows to the front, TV aerial

socket, coving to ceiling, 4 wall lights and 2 radiators.

Kitchen/family room

A particular feature of the property, this stunning kitchen/family room has been fitted with a modern high gloss kitchen comprising wall and base units with silestone working surfaces above and separate full height cupboards, inset Teka acrylic double sink with brushed chrome retractable mixer tap, boiling water tap, Zanussi double ovens and space for american style fridge/freezer and dishwasher. There is a separate island unit with deep pan drawers below, additional base units, oak effect working surfaces above and 4 ring ceramic hob with chimney style extractor fan above. There is a window to the rear and french doors opening to the

garden, inset ceiling spotlights, additional pendant lighting to the dining space, 2 contemporary style radiators, Tv aerial socket and oak effect vinyl flooring.

Utility room

Fitted with shaker style wall cupboards with working surfaces below and space and plumbing for a washing machine and tumble dryer. There is tongue and groove panelling to the walls, oak flooring, coving to ceiling and door to:

Garden store

With light and power, vinyl flooring and door to the rear garden.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With timber balustrade, hatch to part boarded loft, airing cupboard housing hot water cylinder and doors to:

Bedroom 1

A bright and airy double room with window to the front, radiator, fitted wardrobes with glass sliding doors and door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle with glass door, electrically operated steam function and overhead shower, close coupled dual flush WC and wash handbasin with chrome lever mixer tap inset

into vanity cupboard below. There is a chrome ladder style heated towel rail, shaver socket, vinyl flooring and mirror tiled splash-back.

Bedroom 2

Another double room with window to the rear, radiator and door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle with glass door and wall mounted electric power shower, pedestal wash handbasin with chrome lever style mixer tap and close coupled dual flush WC. There is vinyl flooring, wall mounted shaver socket and extractor fan.

Bedroom 3

A lovely bright small double room with window to the front and radiator.

Bedroom 4

This small double room has a window to the side, radiator and high level wall units.

Bathroom

Fitted with a white suite comprising bath with chrome victorian style mixer tap with hand held shower attachment and wall mounted power shower above, concealed cistern dual flush WC and wash handbasin inset into white high gloss vanity cupboard. There is a full height mirror fronted bathroom cabinet, radiator, shaver socket, ceramic wall tiles, vinyl

flooring and opaque window to the rear.

Outside

Rear garden

This low maintenance rear garden has been laid to artificial lawn with a paved patio immediately to the rear of the property. There is timber fencing to the boundary with a gate to the rear, outside tap and access to the garden store to the side of the property.

Front garden & parking

Mainly laid to lawn with raised vegetable beds and borders planted with evergreen shrubs. There is external lighting and driveway parking for several vehicles.

Council tax & EER

Council Tax Band E £2,097.00

Energy Efficiency Rating (EER) - D

Viewing information

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

Please note

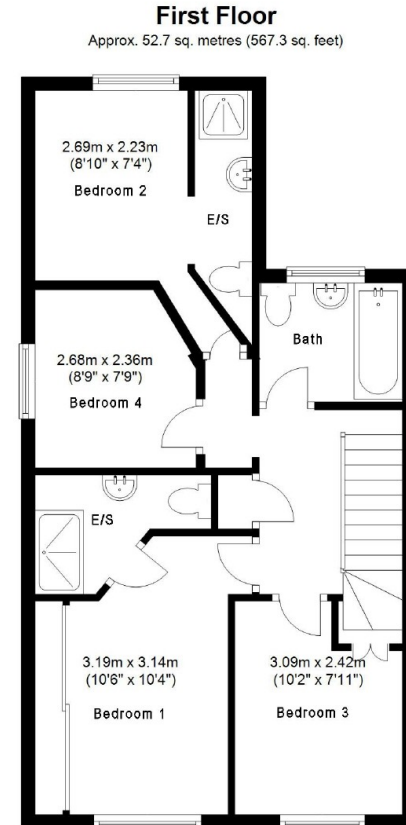
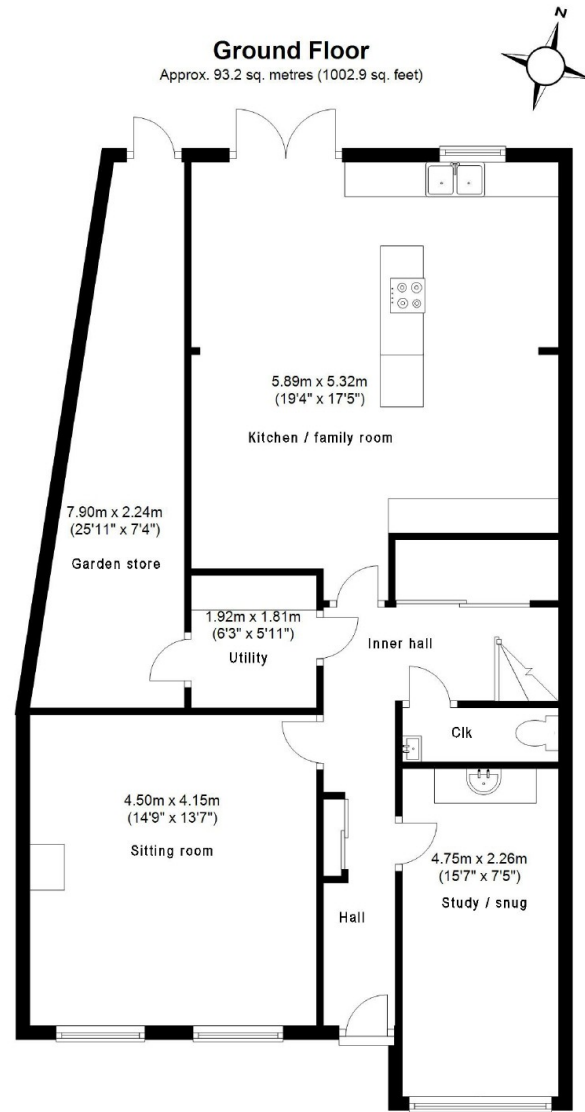
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Total area: approx. 145.9 sq. metres (1570.3 sq. feet)