



Detached 5 bedroom family home with corner plot and countryside view.

1 Turpins Ride, Oaklands, Welwyn, AL6 0QS



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This sizeable 5 double bedroom detached family home is located in a conveniently located within easy reach of the local shopping parade, primary school, public house and transport links. There are fine open countryside views to the front and the rear garden is secluded and private. The accommodation has secondary glazing to the rear, with recently installed warm air central heating throughout.

This mid century modern house is built on a steel frame, giving scope if needed for easily repositioning internal walls, or extending stp. The attached garage is built with substantial foundations and double walls, to allow further extension over, if required. The large tiered garden has a terrace and well established trees whilst the front garden allows private driveway parking and access to the double garage. The property is being offered as a CHAIN FREE purchase.

The delightful area of Oaklands is situated just north east of Welwyn village & enjoys wonderful borders onto woodland along with some fine country walks. With a number of private residential turnings, the area boasts a junior/mixed infant school, a day nursery 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 historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & independent baker.

Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store.

Price £665,000 Freehold



Proximity

The following times and distances are approximate as a guide only

London Kings Cross (26 - 28 minutes by rail via Welwyn Garden City) * Hertford (The county town) 6.8 miles * St Albans just over 14 miles
M25 14 Miles * Luton airport just over 14 miles * Stansted airport (27 miles) *
A1M Junction (6) less than a mile away * Heathrow airport (37 miles) *

The accommodation is arranged as follows:

Glazed UPVC front door to:

Entrance lobby 6'10 x 6'1 (2.08m x 1.85m)

With window to front and opening to:

Dining hall 16'11 x 15' (5.16m x 4.57m)

This well proportioned space has a floor to ceiling window to the front, attractive oak effect laminate flooring, 3 wall lights, cupboard housing floor mounted gas boiler, glazed door to the side giving access to the garden and further doors to:

Sitting room 17'4 x 16'8 (5.28m x 5.08m)

Another good size, bright, well proportioned room with 2 windows to the front affording delightful view over neighbouring farmland. There are 2 storage cupboards which house the gas and electric meters, TV aerial socket and 6 wall mounted uplighters.

Kitchen 11'8 x 11' (3.56m x 3.35m)

Fitted with a range of oak wall and base units with complementary working surfaces above, tiled splashbacks and inset acrylic 1½ bowl sink with mixer tap and waste disposal unit. There is space below for a dishwasher, fridge and cooker with concealed wall mounted extractor fan above. A window overlooks the rear garden and there are attractive ceramic floor tiles.

Utility room 9'10 x 7'1 nt 5'9 (3.00m x 2.16m nt 1.75m)

With a built in wall mounted cupboard and working surface below with inset stainless steel single drainer sink with chrome mixer tap. There is space and plumbing below for a washing machine and tumble dryer and further space for a full height fridge freezer. A window overlooks the rear garden and there are vinyl floor tiles.

Study 13'3 x 9' nt 7'1 (4.04m x 2.74m nt 2.16m)

With built in shelved storage cupboard, telephone point and window overlooking the rear garden.

Shower room 9'7 x 6'6 nt 3'9 (2.92m x 1.98m nt 1.14m)

Fitted with a modern white suite comprising shower cubicle with glass door and chrome wall mounted shower, low level WC and pedestal wash handbasin with chrome taps. There are ½ tiled walls, ceramic floor tiles, inset ceiling spotlights, opaque window to the rear and extractor fan.

OPEN TREAD STAIRCASE FROM DINING HALL TO FIRST FLOOR



Landing

Hatch to insulated loft with lighting, airing cupboard housing hot water cylinder and doors to:

Bedroom 1 11'6 x 15'5 (3.51m x 4.70m)

A good size double room with TV aerial socket, window to the front overlooking open farmland and glazed door to balcony with plastic balustrade.

Bedroom 2 14'2 plus wardrobe x 9'9 (4.32m plus wardrobe x 2.97m)

Another double room with 2 windows to the rear and useful built in storage cupboards.

Bedroom 3 11'9 x 9'11 (3.58m x 3.02m)

With good size built in wardrobe with hanging rail and window to the front, again with views over neighbouring farmland.

Bedroom 4 11' x 9'11 (3.35m x 3.02m)

With window to the rear overlooking the garden, built in wardrobe with hanging rail and further built in drawers.

Bedroom 5 11'11 x 8'3 (3.63m x 2.51m)

With window to the front overlooking neighbouring farmland and deep, built in storage cupboard with hanging rail and shelves.

Bathroom 7'5 x 5'6 (2.26m x 1.68m)

Fitted with a modern white suite comprising bath with glass shower screen and chrome mixer tap with wall mounted shower attachment, pedestal wash handbasin with chrome monobloc mixer tap and low level dual flush WC. There are fully tiled walls with attractive metallic border tile, glass floor tiles, brushed chrome inset ceiling spotlights and opaque window to the rear.



Outside

Rear garden

With paved patio immediately to the rear of the property set on 2 levels leading to a lawn which extends to the side of the house. There are a variety of mature shrubs and trees together with spring flowering bulbs including Skimmia, Cotoneaster and Choisya. The garden is bounded by timber fencing and is tiered, with a retaining wall and steps to a woodland garden to the rear of plot. There is a built in barbecue, pond, outside tap, timber garden shed and paved area to the side of the house with wrought iron gate leading to:

Front garden

Mainly laid to lawn with a paved area to the front of the property and outside lighting.

Double garage & driveway parking

With up and over door, light and power and personal door to rear garden. There is additional driveway parking for 3 vehicles.

Viewing information

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

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





Energy Performance Certificate



1, Turpins Ride, WELWYN, AL6 0QS

Dwelling type: Detached house
Date of assessment: 26 April 2016
Date of certificate: 26 April 2016

Reference number: 8446-7224-4400-0446-6926
Type of assessment: RdSAP, existing dwelling
Total floor area: 172 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

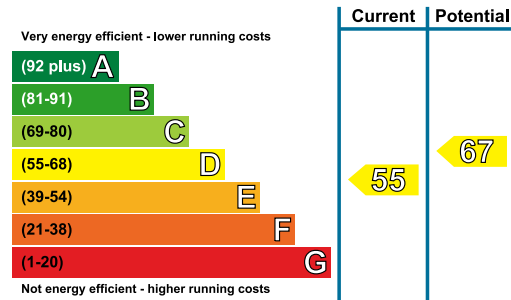
Estimated energy costs of dwelling for 3 years:	£ 5,715
Over 3 years you could save	£ 684

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 285 over 3 years	
Heating	£ 4,443 over 3 years	£ 4,236 over 3 years	
Hot Water	£ 900 over 3 years	£ 510 over 3 years	
Totals	£ 5,715	£ 5,031	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 228	✓
2 Low energy lighting for all fixed outlets	£15	£ 72	
3 Solar water heating	£4,000 - £6,000	£ 384	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

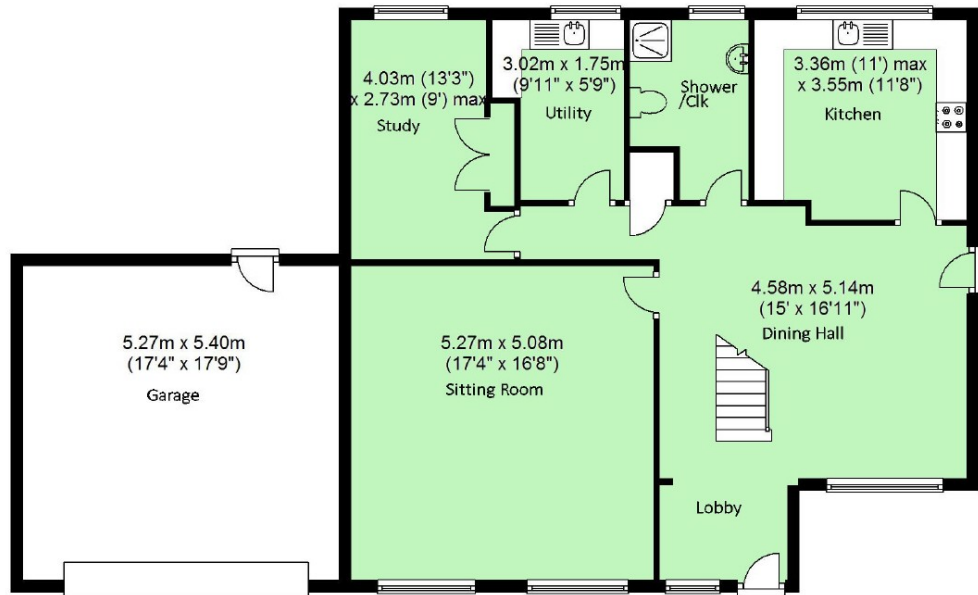


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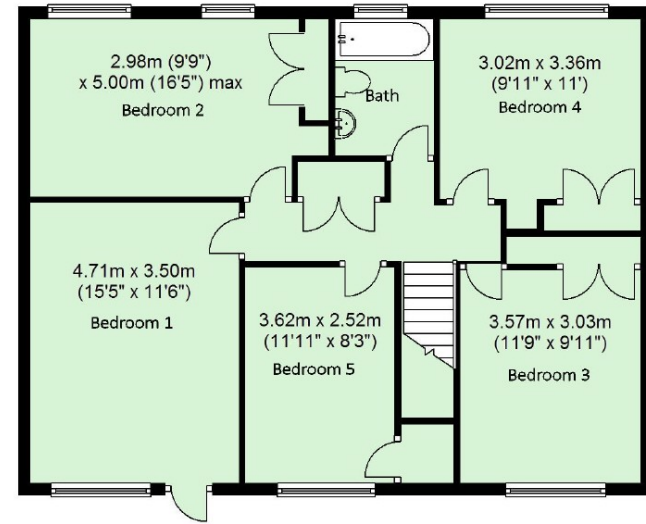
Ground Floor

Approx. 121.1 sq. metres (1303.2 sq. feet)



First Floor

Approx. 79.7 sq. metres (857.3 sq. feet)



Total area: approx. 200.7 sq. metres (2160.6 sq. feet)

Includes garage area
Plan produced using PlanUp.