



Substantial detached 5 bedroom family house in private cul de sac

5 Pine Crest, Oaklands, Welwyn, AL6 0EQ



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This elegantly proportioned detached family house with attractive tudor style elevations was constructed by Crest Homes in 1989 and is situated in a popular private cul de sac. The property is close to local shops and transport links with a delightful situation bordering woodland. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, sitting room, dining room, study, kitchen/family room, cloakroom and utility room. To the first floor there are 5 double bedrooms with en-suite bathroom to master bedroom and separate family bathroom. Outside there is a well stocked tiered rear garden, front garden, double garage and driveway parking for several vehicles.

The area of Oaklands is situated just north east of Welwyn village & enjoys a number of private residential turnings, some wonderful borders onto woodland & access to fine country walks. The area boasts 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 historic cottages, 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 & Digswell which are approximately a 5 minutes car journey away.

Price £875,000 Freehold



Proximity

The following times and distances are approximate as a guide only:
London Kings Cross (32 minutes via rail link at Knebworth) -- 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) approx 1 mile -- Heathrow airport (37 miles).

The accommodation is arranged as follows:

Open porch with quarry tiles and oak front door to:

Entrance hall 12'7 x 8'9 (3.84m x 2.67m)

A good size approach to the accommodation with radiator, window to front, coving to ceiling, dado rail and doors to:

Dining room 13'9 x 12'10 (4.19m x 3.91m)

A well proportioned room with window to the front, dado rail, coving to ceiling, radiator and double doors to:

Sitting room 20'9 x 13'9 (6.32m x 4.19m)

This lovely dual aspect sitting room has a window to the side and patio doors leading to the rear garden. There are 2 radiators, dado rail, coving to ceiling, TV aerial socket, telephone point and an attractive red brick fireplace with quarry tiled hearth and mantel and inset coal effect gas fire.

Study 9'11 x 7'9 (3.02m x 2.36m)

With window to front, radiator, telephone point, coving to ceiling and dado rail.

Family room 15'3 x 10'2 (4.65m x 3.10m)

Decorated in soft neutral tones with patio doors to rear garden, inset ceiling spotlights, radiator, coving to ceiling, dado rail, TV aerial socket, ceramic floor tiles, door to utility room and arch to:

Kitchen 9'1 x 8'11 (2.77m x 2.72m)

Fitted with a range of cream shaker style wall and base units with granite working surfaces above, tiled splashbacks and inset 1½ bowl stainless steel sink with brushed chrome mixer tap. Appliances include integrated Neff dishwasher and fridge/freezer together with space for range cooker with stainless steel chimney style extractor fan above. There is a window to the rear, inset ceiling spotlights and ceramic floor tiles.

Utility room

Again fitted with cream shaker style wall and base units with additional full height cupboard, granite working surface above with space and plumbing below for fridge/freezer, washing machine and tumble dryer and inset single stainless steel sink with chrome mixer tap. There are ceramic floor tiles, dado rail and part glazed door to rear garden.



Cloakroom

Fitted with a modern white suite comprising low level dual flush WC and wash handbasin inset into walnut effect vanity cupboard with chrome mixer tap and tiled splashback. There are vinyl floor tiles, radiator and extractor fan.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing 15'6 (max) x 14'3 (max) (4.72m (max) x 4.34m (max))
With attractive timber balustrade, hatch to boarded loft with lighting and pull down aluminium ladder, dado rail, coving to ceiling, airing cupboard housing hot water cylinder, window to front and doors to:

Bedroom 1 14'11 x 13'5 (4.55m x 4.09m)

A good size double room with window to rear, fitted mirror fronted wardrobes, dado rail, inset ceiling spotlights, radiator and door to:

En-suite bathroom 8' x 7' (2.44m x 2.13m)

Fitted with a neutral coloured suite comprising corner bath with chrome mixer tap and wall mounted shower, low level WC and wash handbasin inset into vanity cupboard with chrome taps. There are fully tiled walls, radiator, shaver socket, vinyl floor tiles, inset ceiling spotlights and window to side.

Bedroom 2 13' (to w/robes) x 10'6 (3.96m (to w/robes) x 3.20m)
Another good size double with window to front, TV aerial socket, radiator, dado rail and fitted mirror fronted wardrobes.

Bedroom 3 13'11 x 9'3 (4.24m x 2.82m)

With window to rear, fitted mirror fronted wardrobes, dado rail and radiator.

Bedroom 4 10'8 x 9'11 (3.25m x 3.02m)

With window to rear and radiator.

Bedroom 5 10' x 9'5 (3.05m x 2.87m)

With window to front and radiator.

Bathroom 7'7 x 5'10 (2.31m x 1.78m)

Fitted with a coloured suite comprising bath with chrome mixer tap, glass shower screen and wall mounted shower, pedestal wash handbasin with chrome mixer tap and low level WC. There are fully tiled walls, radiator, shaver socket, vinyl floor tiles and window to side.

Outside



Rear garden

A particular feature of the property, this tiered rear garden has been meticulously maintained by the current vendors. There is a paved patio immediately to the rear of the property with attractive inset old stock bricks and a retaining wall. Steps lead up to an extensive lawn with well stocked shaped borders planted with an array of shrubs and perennials including Rhododendron, Fatsia, Geranium, Hydrangea and Choisya to name but a few. There is a well stocked rockery with mature conifers, a woodland bed planted with a selection of ferns and an additional crazy paved patio. The garden is bound by timber fencing and evergreen hedging with a gate affording access to neighbouring Mardley Heath nature reserve and woodland. There is an Amdega summer house, garden shed, outside tap and lighting and timber gate to the side leading to:

Front garden

Mainly laid to lawn with a mature rockery planted with a selection of evergreen conifers and alpiners. There are additional flower beds planted with evergreen shrubs and clematis together with ornamental lighting.

Double garage & driveway parking

With 2 electric up and over doors, light and power, useful work bench and storage cupboards, wall mounted gas boiler providing for heating and domestic hot water and personal door to rear garden. There is additional driveway parking for several vehicles.

Agents note

In accordance with the Estate Agency Act of 1979 we must point out that the owner of this property is related to a member of Putterills staff.

Viewing Information

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