

NETHERDOWN

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9 Deards Wood, Knebworth, SG3 6PG

Price £935,000

Spacious and completely refurbished detached residence in prime village cul de sac

This highly contemporary detached chalet residence has been the subject of a complete recent refurbishment programme by the highly regarded local builders, Netherdown, and boasts adaptable accommodation with an excellent standard of finish throughout. The bright and airy accommodation boasts a combination of underfloor heating and gas heating to radiators, fully carpeted bedrooms and tiled areas to bathrooms, hall and kitchen. There are brushed chrome sockets and double glazing throughout along with a heat recovering ventilation system which gives clean air throughout the property and high levels of insulation result in an EPC rating of 'B'. Approached via a glass entrance vestibule and entrance hall, the accommodation comprises: sitting room with aluminium anthracite bi fold doors to the garden, quality fitted kitchen/dining room again with aluminium anthracite bi fold doors, utility room, snug (or bedroom 4), further ground floor bedroom and shower room, fabulous oak and glass staircase to the first floor landing/study area with doors to the master bedroom, further double bedroom, family bathroom and en-suite shower room. (The bedrooms and bathrooms have been fitted with bespoke handmade furniture.) The property is nestled within a mature secluded plot to include a detached single garage along with private block paved driveway for several vehicles. CHAIN FREE SALE

Proximity

All times & distances are approximate as a guide only.

Stansted airport 24 miles - 45 mins

London Heathrow Airport 40 miles - 55 mins

Luton Airport 13 miles - 25/30 mins

Welwyn Garden City 6 miles

Hertford 7.5 miles

The accommodation is arranged as follows:

Solid oak custom made front door with opaque glazed panel to:

Entrance vestibule 10'11" x 6'8" (3.33m x 2.03m)

This stunning approach to the accommodation has been constructed primarily from glass with a lovely vaulted ceiling and high level window to the side. There are recessed ceiling spotlights and an opening to:

Entrance hall

T shaped with a useful cloaks cupboard, open shelves, inset ceiling spotlights, cupboard housing Mega Flow hot water cylinder, ceramic floor tiles with underfloor heating and doors to:

Sitting room 21'9" x 16'2" maximum (6.63m x 4.93m maximum)

A bright triple aspect room with aluminium anthracite bi fold doors opening to the rear garden and additional windows to both sides of the property, oak flooring with underfloor heating, TV aerial socket, small understairs cupboard, recessed ceiling spotlights and staircase leading to the first floor landing with glass balustrade and oak handrail.

Kitchen/dining room 22'8" x 13'9" (6.91m x 4.19m)

This stunning kitchen has been fitted with a range of contemporary white high gloss base units and pan drawers together with pale grey timber effect wall cupboards

and quartz working surface above with inset stainless steel sink with chrome swan neck mixer tap and breakfast bar seating. Appliances include Siemens stainless steel double oven and grill, 5 ring induction hob with chimney style extractor fan above, integrated dishwasher and fridge freezer. There are ceramic floor tiles with underfloor heating, window to the side, aluminium anthracite bi fold doors to the garden, recessed ceiling spotlights and additional track lighting and pendant lighting and TV aerial socket.

Utility room 6'6" x 6'1" (1.98m x 1.85m)

Fitted with white wall and base units with complementary working surface above and single drainer stainless steel sink with chrome swan neck mixer tap. There is space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler providing for heating and domestic hot water, ceramic floor tiles

and 2 windows to the side.

Snug/bedroom 4 10'10" maximum x 9' (3.30m maximum x 2.74m)

A dual aspect room with window to the front and side and 2 telephone points. Could also be used as bedroom 4.

Bedroom 3 12'4" x 10'1" (3.76m x 3.07m)

With window to the front and TV aerial socket.

Shower room 6'6" x 5' (1.98m x 1.52m)

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted overhead monsoon style shower with hand held attachment, concealed cistern low level WC and wash handbasin with chrome lever mixer tap inset into dark wood effect contemporary vanity unit. There is a black ladder style heated towel rail, tiling to splashbacks, ceramic floor tiles, recessed ceiling spotlights and opaque window to the side.

STAIRCASE FROM SITTING ROOM TO FIRST FLOOR

Landing/study area 14'4" x 7'5" (4.37m x 2.26m)

This spacious landing has been fitted out as an office, making good use of all the available space. There is a built in desk with open shelves, recessed ceiling spotlights, deep walk in storage cupboard and doors to:

Bedroom 1 23'5 (nt 16'1) x 14'7 (7.14m (nt 4.90m x 4.45m)

A sizeable double room with vaulted ceiling and exposed timbers, french

doors with glass juliet balcony to the front, window to the side, useful eaves storage cupboards, 2 radiators, TV aerial socket, fitted wardrobes and bedside cabinets with wall mounted side lights and door to:

En-suite shower room 7'2" x 6'5" (2.18m x 1.96m)

Fitted with a modern white suite comprising walk in shower cubicle with glass screen, recessed storage shelf and chrome wall mounted overhead shower, concealed cistern low level WC and wash handbasin with chrome mixer tap inset into a contemporary grey vanity cupboard. There is a black ladder style heated towel rail, recessed ceiling spotlights, tiling to splashbacks, ceramic floor tiles and velux window to the side.

Bedroom 2 14'8" x 11'3" (4.47m x 3.43m)

Another double room with vaulted ceiling and exposed timbers, windows to the rear and side, radiator, TV aerial socket and fitted contemporary wardrobes and bedside cupboards with wall mounted side light.

Bathroom 7'6" x 7'1" (2.29m x 2.16m)

Fitted with a white suite comprising bath with glass shower screen, wall mounted chrome mixer tap and separate shower attachment with additional chrome overhead wall mounted shower, concealed cistern low level WC and wash handbasin with chrome mixer tap inset into a contemporary grey vanity cupboard. There is a black ladder style heated towel rail, recessed ceiling spotlights, tiling to splashbacks, ceramic floor tiles and velux window to the side.

Outside

Gardens

The property sits centrally in its plot with 2 natural black slate patios to the side and rear. Accessed via bi fold doors from the lounge and kitchen. There is a low level timber sleeper retaining wall leading to a good size lawn. The garden is bound by timber fencing and hedging with a timber gate leading to the front. There are attractive downlighters to all sides of the house and a useful outside tap. A natural black slate path leads to the front garden which is mainly laid to lawn. The gardens have been turfed and landscaped by Chelsea Gold Medal winner - Annie Godfrey & Julie Wise. (<http://www.pumpkinbeth.com/2017/05/daisy-roots-nursery-gold-chelsea/>)

Detached garage & driveway

A bespoke single garage with glazed gables, electric prefinished garage door, light and power and personal door to the garden. There is a block paved driveway for several vehicles.

Viewing information

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

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