



PUTTERILLS

est. 1992

Silver Birches, 9a Deards Wood, Knebworth,
Price £930,000

Brand new detached bungalow constructed by well regarded Netherdown.

This brand new detached 3 bedroom, 2 reception room, one level residence has been constructed to an exacting specification by 'Netherdown' homes and occupies a manageable private plot in a well regarded village turning, close to the mainline rail link and daily neighbourhood facilities.

With some breathtaking features, this entirely unique character single storey living property provides versatile, light and airy accommodation including a well proportioned living room and fitted kitchen/dining room - both of which have impressive vaulted ceilings, 3 bedrooms, laundry room, cloakroom, study/ bedroom 4, stylish bathroom and en suite shower room.

Approached via a deep driveway, the property also provides a detached garage and easily managed private gardens.

The accommodation is arranged as follows:

Covered canopy with plain clay tile, timber pillars and traditional bespoke 1000mm wide timber half glazed front door with full length side panels leading to:

Entrance lobby 11'1" x 4'10" (3.38m x 1.47m)

Door to large walk in store and double doors leading to:

Vaulted living room 25'2" x 14'5" (7.67m x 4.39m)

3 Velux windows, bi fold doors to the garden, access to inner hallways and door to:

Vaulted kitchen / dining room 20'4" x 13'0" (6.20m x 3.96m)

Bespoke painted units including light pelmet and cornice, double under-counter stainless steel bowl, mixer tap, electric oven, hob, combination microwave oven, built-in fridge and dishwasher, extractor hood linked to ventilation system, quartz worktops with quartz upstands.

Inner hallway

Large double cupboard, door to Study/bedroom 4 and further door to:

Laundry / utility room 7'5" x 5'8" (2.26m x 1.73m)

Fitted units with boiler and water softener.

Study / bedroom 4 10'10" x 9'0" (3.30m x 2.74m)

2nd inner hallway & bedroom wing

Doors leading to:

Bedroom 1 15'6" (to wardrobes) x 12'3" (4.72m (to wardrobes) x 3.73m)

Fitted full height wardrobes with sliding doors. Door to:

En-suite shower room 7'3" x 6'1" (2.21m x 1.85m)

Sanitary ware - Ideal Standard or similar, colour white, suspended WC pans with hideaway cistern, inset in floor shower base, chrome taps and thermostatic shower fittings. Shower enclosures combining set in floor wet room type base. Bespoke factory finish built-in vanity units with shelving and ceramic sink bowl.

Bedroom 2 10'4" x 10'4" (3.15m x 3.15m)

Fitted full height wardrobes with sliding doors.

Bedroom 3 10'4" x 9'8" (3.15m x 2.95m)

Fitted full height wardrobes with sliding doors.

Bathroom 7'9" x 6'1" (2.36m x 1.85m)

Sanitary ware - Ideal Standard or similar, colour white, suspended WC pans with hideaway cistern, inset in floor shower base, chrome taps and touch thermostatic shower fittings. Shower enclosures combining set in floor wet room type base.

Bespoke timber effect or factory finish built-in vanity units with shelving and ceramic sink bowl.

Outside

Fencing Timber Panels and Brick Walls: Boarded fencing to the boundary of the site.

Front and rear landscaped gardens

Landscaping: Planted by a 5-times Chelsea award winner, the gardens are a real feature. The front garden as per layout on site, rear gardens include turf and planting as per drawing by landscape architect. External feature lighting to porches and rear patios. 2 external taps.

Block paved driveway

Driveways: Permeable block pavers with drainage gulleys. Paving to front entrances. 3.00 to 3.60m deep Indian stone to patios to rear of the reception and kitchen/diner with permeable brick pavers to hard standings as per site layout.

Detached single garage

Developers specification of works:

Brickwork & Blockwork Walls:

Mixed Red STOCK brick, 150mm cavity insulation, internal skin lightweight insulated blockwork with plasterboard dry lining with taped joints. Internal fair faced blockwork & brickwork to garage. Note the cavity is an extra 50mm wider than building

regulations. This gives a further 50mm of insulation than the current standard construction detail and will greatly reduce energy costs.

Internal Partitions:

100mm studwork with plasterboard & soundproofing infill, load bearing dry lined blockwork.

Floor:

Suspended block & beam concrete with Damp Proof Membrane, 70mm reinforced screed, wet under floor heating system by gas fired energy saving condensing boiler on 100mm insulation. Kitchen/breakfast room, utility room, cloakroom, bathroom and shower room: ceramic floor tiles.

Roof:

S.W. Treated timbers, feature exposed trusses to reception and kitchen breakfast room with breathable felt, plain clay tile roof covering, 300mm (250mm standard) insulation, plasterboard ceilings with 150mm Celotex high density insulation. Plus Eco standard extra insulation, foil backed 19 layer insulation to all ceilings. This will effectively double the standard level of 300mm insulation to more than 600mm, offering considerable energy savings.

Electrics :

Satin chrome finish to NHBC standard, including circuit breakers, consumer unit, 2 smoke alarms connected to mains with battery backup, satin chrome finish, TV and telephone sockets to reception room and all bedrooms, Sky Plus to reception room, inset lights to kitchen/breakfast room, cloakroom, bathrooms. Emersion heater to hot water cylinder. Wiring for all appliances, wireless door bell, outside lights with PIR detectors. Intruder alarm.

Note all lights have the latest technology 3 watt LED bulbs with the added benefit of reduced energy costs.

Gutters & Downpipes:

Black Deepflow UPVC to drainage as per plans. All lead flashings.

Doors & Windows:

High performance, Secure by design factory finished white timber windows with easy clean reflex hinges and double point locking.

Sliding and folding French doors with LOW E double glazing.

Internal Oak doors to hall, reception room, bedrooms and bathroom/shower rooms. Laminated doors to cupboards and wardrobes. Oak glazed doors between reception and hall with glazed side lights. Sliding oak doors between kitchen/dining and reception. Ensuite doors to be glazed. Feature glazed fanlights to cloakrooms, bathrooms and bedrooms where possible.

Joinery:

Modern 70mm architrave, 150mm skirting to ground floor. Decorative feature trusses to vaulted ceilings in the reception room and kitchen/dining room. Built-in wardrobes to master bedroom, bedroom 2 & 3, fitted with shelving and hanging rail.

Heating:

Gas fired boiler. Ideal Logic energy saving condensing boiler and hot water supply. Under floor heating wet system from gas boiler to all rooms, with individual room thermostats. Chrome towel rails to bathroom and shower room. Plumbing: All PVC wastes, hot and cold supplies to bathroom, shower room, kitchen, WC, dishwasher, washing machine waste and water supply. Hot water cylinder 210 litre un-vented high pressure unit.

Wall and Floor Tiling:

Full height to shower area and over bath, quartz upstand behind hob, quartz upstand to kitchen worktops, tiled floors to bathroom, inset wet room type shower room, cloakroom and kitchen. Engineered Wood Flooring and Carpets: Engineered wood flooring to reception room, hallways, 40oz 80/20 Wool mix carpet to bedrooms & study. Mat well to entrance.

Ironmongery:

Chrome. 5-lever security locks & bolts to external doors, mortise latch to internal doors, emergency release to bathrooms and cloakroom. Chrome and stainless steel door furniture. Windows Secure by Design, standard factory supplied chrome fittings, easy clean hinges with window locks.

Intruder Alarm:

Fully fitted alarm panel and sensors

Sprinkler System:

Fitted automated with concealed heads throughout

(heat activated, not smoke activated)

Ventilation:

Villavent mechanical heat recovery ventilation - The ventilation units can recover between 70% to 90% of the heat normally lost through trickle vents, traditional extractors and other breakout points in the building structure. This is another energy saving feature to a Netherdown home.

Internal Decorations:

Colour scheme: wood work in white eggshell paint to reception room and hall, matt emulsion to walls, all other rooms to be in Joanna or Portland Stone (Little Greene Paint Company). Ceilings generally to be white. Moulded coving to bedrooms, study. Flat ceilings to bathrooms and hall areas.

Agents Note

All measurements have been provided by the builders, Netherdown.

Netherdown have informed us that the property has an Energy Performance Certificate rating of B

Netherdown disclaimer

Netherdown (Herts) Ltd reserve the right to change the specification to equal or supply superior quality materials as works progress, due to availability of materials available within a normal delivery period. Sample viewings are available by appointment. Examples are also available on our website: www.netherdown.co.uk

Changes to the construction and layouts may be undertaken by Netherdown (Herts) Ltd for technical reasons without further notice. Extra works to be agreed prior to commencing and any extra costs to be paid in full prior to start of works to be undertaken.

Viewing information

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

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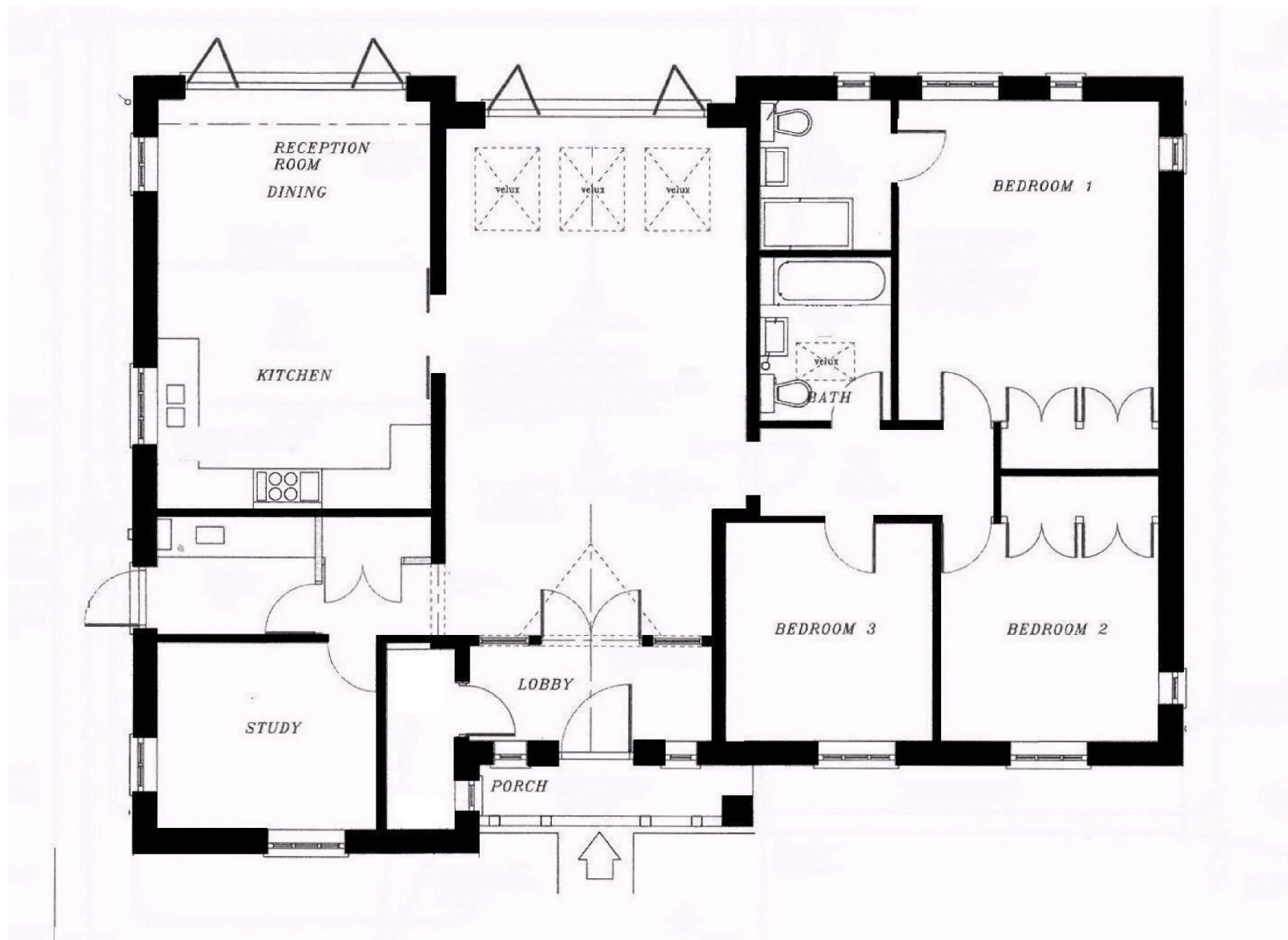












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