



2 Chatt Court, Welwyn Village, AL6 9FX

Guide price £1,000,000



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STUNNING FOUR DOUBLE BEDROOM DETACHED RESIDENCE IN SOUGHT AFTER NEWLY BUILT DEVELOPMENT CLOSE TO SCHOOLS, AMENITIES, TOWN CENTRES AND MAINLINE STATIONS

Situated within the highly desirable newly built Wilshere Park development is this detached residence offering stunning living space throughout, having been kept to exacting standards by the current owners and benefitting from a 10 year NHBC guarantee along with a vast amount of fixtures, fittings, improvements and upgrades. The fully modernised accommodation comprises entrance hall, cloakroom, lounge with bay window, open plan stylish fitted kitchen/dining room with integrated appliances and bi fold doors to the garden, utility, master bedroom with dressing area, balcony and en suite shower room, three further double bedrooms, second en suite shower room and family bathroom. Externally is a driveway and garage to the front supplying off road parking and a landscaped rear garden with the advantage of a summer house/home office. The private cul de sac location is perfect for peaceful living, providing easy access to Welwyn Village with renowned local schooling, the High Street and a range of amenities. Welwyn Garden City town centre, both Welwyn North and Welwyn Garden City mainline stations and transport links are within a short drive.

THE AREA

Situated in a popular new development in Welwyn Village surrounded by woodland and green belt land and within close proximity of idyllic countryside. Within short walking distance of the High Street with a range of amenities including doctors, dentists, public houses, restaurants, Post Office and Tesco Express. Within close proximity are both Welwyn North and Welwyn Garden City mainline stations with fast and frequent services into London Kings Cross and Moorgate. Welwyn Garden City town centre is a short drive away and offers a range of facilities such as cinema, theatres, gym, cafes, restaurants and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Providing good transport links via road is the A1(M) which is within easy access. Renowned primary and secondary schooling are within walking distance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Tiled flooring. Staircase to the first floor with under stairs storage cupboard housing alarm, modem and electrical supply. Window to the side. Access to:

CLOAKROOM

Modern white suite comprising low level wc with chrome flush panel and wash hand basin. Tiled walls and flooring. Window to the side.

LOUNGE 19'2" x 11' (5.84m x 3.35m)

Via double doors. Bay window to the front.

OPEN PLAN KITCHEN/DINING ROOM 21'4" x 18'5" (6.50m x 5.61m)

The stylish fitted Symphony kitchen consists of a range of modern and attractive wall and base units with granite worktops and upstands. 1½ bowl stainless steel sink with drainer. Five ring gas hob with stainless steel extractor over. Electric oven and built in microwave. Integrated fridge/freezer and dishwasher. Central island unit with storage. Tiled flooring. Window to the side. Bi fold doors open out onto the rear patio and garden.

UTILITY

Modern base units with worktops over. Stainless steel sink and drainer. Integrated washing machine. Tiled flooring. Window and door to the rear, door to the garage.

FIRST FLOOR

LANDING

Airing cupboard housing the boiler. Loft hatch. Access to:

MASTER BEDROOM 17'4" x 10'4" (5.28m x 3.15m)

Dressing area with mirrored wardrobes. Patio doors leading onto the balcony. Door to:

EN SUITE SHOWER ROOM

Modern suite comprising low level wc with chrome flush panel, wash hand basin and walk in shower cubicle. Heated towel rail. Tiled walls and flooring. Windows to the front and side.

BEDROOM TWO 15'5" x 9'7" (4.70m x 2.92m)

Fitted wardrobes with mirrored sliding doors. Window to the front. Door to:

EN SUITE SHOWER ROOM

Modern suite comprising low level wc with chrome flush panel, wash hand basin and walk in shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the rear.

BEDROOM THREE 15'5" x 9'5" (4.70m x 2.87m)

Fitted wardrobes with mirrored sliding doors. Window to the rear.

BEDROOM FOUR 15'6" x 8'8" (4.72m x 2.64m)

Window to the rear.

FAMILY BATHROOM

Modern suite comprising low level wc with chrome flush panel, wash hand basin, enclosed panel bath and walk in shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the side.

OUTSIDE

FRONT

Laid to neat lawn with planted beds and specimen tree. Covered storm porch to front door. Driveway supplying off road parking and leading to:

GARAGE 21'4" x 9'9" (6.50m x 2.97m)

Power and lighting. Electric up and over door to the front. Door to the utility.

REAR GARDEN

The rear garden has been newly landscaped to provide immaculate outdoor space. Mainly laid to lawn with patio to the immediate rear of the property via the bi fold doors. Fenced boundaries with hedgelings to borders. Path to the side. Paved path to:

SUMMER HOUSE/HOME OFFICE 11'3" x 9'10" (3.43m x 3.00m)

Timber framed with power and lighting. Additional 10'x4' storage area partitioned to the side.

FURTHER INFORMATION

This property can be purchased fully furnished, subject to negotiations. Council tax band: G

There is an approximately £70pcm service charge for grounds maintenance.

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.









Energy Performance Certificate



2, Chatt Court, WELWYN, AL6 9FX

Dwelling type: Detached house
 Date of assessment: 09 September 2016
 Date of certificate: 09 September 2016
 Reference number: 0644-3871-7218-9106-4251
 Type of assessment: SAP, new dwelling
 Total floor area: 169 m²

Use this document to:

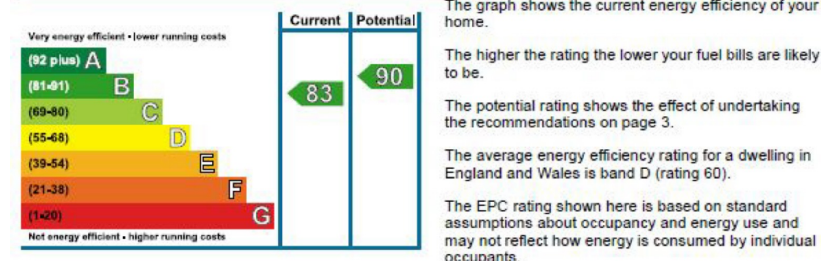
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,992
Over 3 years you could save	£ 147

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	
Heating	£ 1,392 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 348 over 3 years	£ 195 over 3 years	
Totals	£ 1,992	£ 1,845	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 150
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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