



5 Old Forge Close, Digswell, Welwyn, AL6 0SR
Guide price £1,100,000



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RARELY AVAILABLE 300sqft FIVE BEDROOM DETACHED ON A 0.34 ACRE PLOT IN QUIET CUL DE SAC IN THE HEART OF DIGSWELL WITHIN WALKING DISTANCE OF SCHOOLING AND MAINLINE STATION

This rarely available over 3000sqft detached property is set on a 0.34 acre mature plot in a quiet cul de sac overlooking the viaduct in the heart of Digswell village within a stone's throw of St John's primary school and within 0.5 miles of Welwyn North mainline railway station. A short drive are Welwyn Garden City, Welwyn Village and Hertford town centres with a wide range of facilities and further mainline railway stations. The impressive and immaculately kept accommodation offers spacious living space comprising entrance porch and hall, dual aspect living, dining and family rooms with patio doors leading onto the garden, fitted kitchen, utility room, cloakroom and study to the ground floor. To the first floor is a master suite with sizeable dressing room and en suite shower room, two further double bedrooms with en suites, a further two single bedrooms and a family bathroom. Externally is a front garden with driveway and double garage providing ample off road parking, along with a substantial lawned rear garden with generous patio.

THE AREA

Situated in popular Digswell location within 0.5 miles of Welwyn North mainline railway station offering fast and frequent services into London Kings Cross, Moorgate and Peterborough. Within a short drive of Welwyn Village, Knebworth High Street, Hertford and Welwyn Garden City town centre which benefit from a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Within easy access are the A1(M) and M25 providing good transport links via road. Local primary schooling is 0.3 miles away with secondary and private schooling close by. Sports and golf clubs, playing fields, Digswell Lake Nature Reserve, countryside, public houses and restaurants are nearby.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Tiled flooring. Windows to the front and sides. Door to:

ENTRANCE HALL

Staircase to the first floor. Access to:

LIVING ROOM 23'9" x 13'3" (7.24m x 4.04m)

Gas fireplace. Dual aspect with window to the front and patio doors leading onto the garden.

DINING ROOM 11'9" x 11'8" (3.58m x 3.56m)

Patio doors onto the garden. Door to:

KITCHEN 11'8" x 11'4" (3.56m x 3.45m)

Fitted with a chic range of wall and base units with marble style worktops and upstands. 1½ bowl stainless steel sink and drainer. Space for range cooker with extractor over. Integrated fridge/freezer. Tiled flooring. Window to the rear overlooking the garden. Archway to:

FAMILY ROOM 21'9" x 13'1" (6.63m x 3.99m)

Gas fireplace. Wood clad wall. Dual aspect with window to the side and patio doors opening onto the garden. Door to the side and further leading to store room.

UTILITY ROOM 13'2" x 7'1" (4.01m x 2.16m)

Worktops. Stainless steel sink and drainer. Plumbing for washing machine. Window to the side. Door to the garage.

CLOAKROOM

Low level wc and wash hand basin with storage under. Window to the side.

STUDY 11'4" x 7'2" (3.45m x 2.18m)

Window to the front.

FIRST FLOOR

LANDING

Walk in shelved airing cupboard. Loft hatch. Window to the front. Access to:

BEDROOM ONE 16'1" x 13' (4.90m x 3.96m)

Built in wardrobe. Window to the rear. Door to:

DRESSING ROOM 14'1" x 12'11" (4.29m x 3.94m)

Eaves storage. Window to the rear. Door to:

EN SUITE 10'6" x 8' (3.20m x 2.44m)

Low level wc, vanity wash hand basin, enclosed panel bath and shower cubicle. Tiled walls and flooring. Heated towel rail. Window to the side.

BEDROOM TWO 18'4" x 9'9" (5.59m x 2.97m)

Fitted wardrobes. Window to the front. Door to:

EN SUITE

Low level wc, pedestal wash hand basin and shower cubicle. Tiled flooring. Window to the side.

BEDROOM THREE 11'9" x 11'9" (3.58m x 3.58m)

Window to the rear. Door to:

EN SUITE

Low level wc, pedestal wash hand basin and P shaped enclosed panel bath with shower over and glass screens. Heated towel rail. Tiled walls and flooring.

BEDROOM FOUR 11'4" x 8'6" (3.45m x 2.59m)

Fitted furniture. Window to the front.

BEDROOM FIVE 10'3" x 7'9" (3.12m x 2.36m)

Window to the front.

BATHROOM

Low level wc, pedestal wash hand basin and P shaped enclosed panel bath with shower over and glass screen. Heated towel rail. Tiled walls and flooring. Window to the rear.

OUTSIDE

FRONT

Lawns to sides. Planted beds and borders. Shingle driveway providing ample off road parking and leading to:

DOUBLE GARAGE

Power and lighting. Window to the rear. Up and over door to the front.

REAR GARDEN

Set on a mature plot of 0.34 acres incorporates a patio area to the immediate rear of the property with steps leading to the substantial lawn. Various planting to borders. Further side garden laid to lawn. Hedged boundaries.

FURTHER INFORMATION

Council tax band: G

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

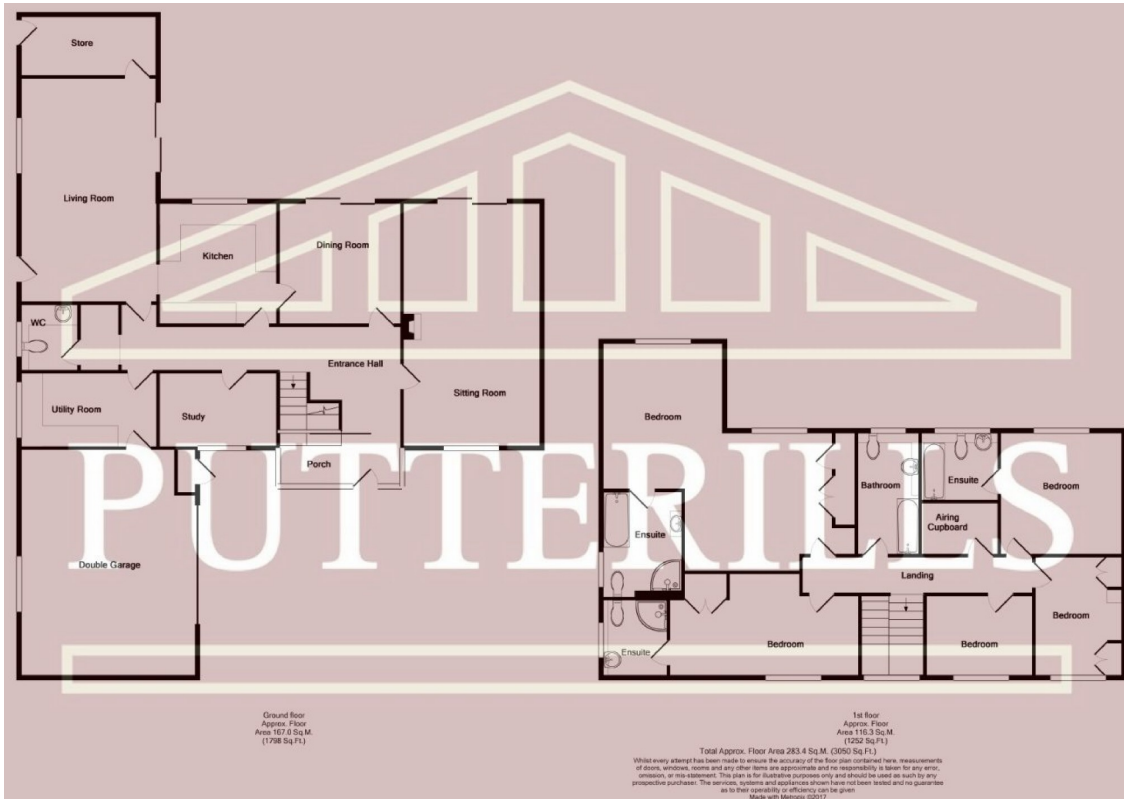
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Energy Performance Certificate



5, Old Forge Close, WELWYN, AL6 0SR

Dwelling type: Detached house
Date of assessment: 20 September 2017
Date of certificate: 20 September 2017
Reference number: 8802-3005-4429-3327-9133
Type of assessment: RdSAP, existing dwelling
Total floor area: 236 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

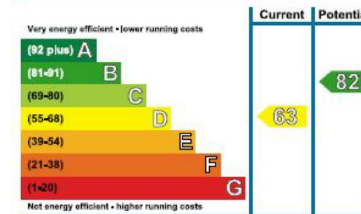
Estimated energy costs of dwelling for 3 years:	£ 5,850
Over 3 years you could save	£ 2,259

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 606 over 3 years	£ 318 over 3 years	
Heating	£ 4,692 over 3 years	£ 2,883 over 3 years	
Hot Water	£ 552 over 3 years	£ 390 over 3 years	
Totals	£ 5,850	£ 3,591	

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



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Cavity wall insulation	£500 - £1,500	£ 654	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 252	✓
3 Low energy lighting for all fixed outlets	£100	£ 234	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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