



• Karibu Damask Green Road • Weston • Hitchin • Hertfordshire • SG4 7DA

Guide Price £730,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPERBLY PRESENTED MODERN HOME IMPRESSIVELY ENERGY SELF-SUFFICIENT VERSATILE INDEPENDENT ANNEXE

THE PROPERTY

This modern semi has been imaginatively extended, remodelled and improved to form a very smart family home. The spacious main reception room is complemented by an impressive kitchen/breakfast room, complete with electric AGA. The ground floor is completed by a separate snug or family room, study, cloakroom/WC and utility room. The first floor provides a master suite comprising bedroom, dressing room and en suite shower room. There are two further bedrooms, served by the very well-appointed family bathroom, which boasts both shower cubicle and bath and underfloor electric heating. The part boarded loft with electric light is accessed via a retractable loft ladder.

The house is beautifully presented and fitted throughout and benefits from uPVC double-glazed windows and a wood-burning stove to the fireplace in the main reception room, which also has solid oak flooring. The photovoltaic solar panels and 'Tesla' battery pack mounted on the rear of the house, coupled with the high efficiency electric room heaters, make this home impressively self-sufficient in its use of energy.

THE OUTSIDE

The house occupies an L-shaped plot measuring approximately 118' by 107' (35.9m x 32.8m) overall. To the front, a block paved forecourt provides generous off-street parking with EV charging point.

The west facing rear garden is some 60' (18.39m) in depth. A paved patio backed by a retaining wall and raised bed constructed of sleepers adjoins the rear of the house with steps up to the lawn, herbaceous borders and ornamental bamboos, shrubs, conifer and trees. Weatherproof shed/workshop with electric power.

The detached Annexe is ideal for a dependent relative or as a suite of offices for those working from home, among other possible uses. It benefits from uPVC double-glazed windows and LPG central heating. It is approached from Rowan Close via a concrete driveway/forecourt, which provides off-street parking. The neighbour enjoys a right-of-way to their garage.

THE LOCATION

Damask Green Road leads south from the centre of the attractive and sought-after village of Weston in north Hertfordshire., conveniently located just 3 miles south of Baldock, 3.5 miles from the centre of Letchworth Garden City and less than 5 miles from Hitchin. All three towns offer a wide range of facilities including excellent schools, shopping, leisure facilities and mainline railway stations with regular services to London and Cambridge. Stevenage station is only 5 miles away and offers the fastest services into London of all at just 23 minutes to King's Cross. For drivers, the junction of the A1(M) and A505 is less than 2 miles away.

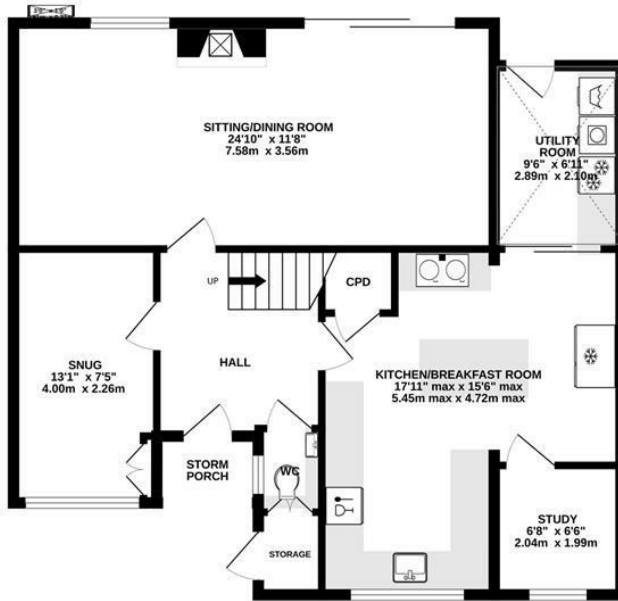
Weston is a thriving community and well served by a village shop/post office, The Cricketers Pub, the primary school, parish church and numerous sports clubs and their facilities.



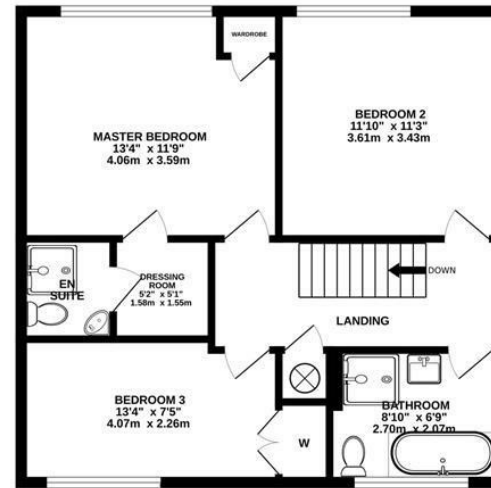




GROUND FLOOR
849 sq ft. (78.8 sq.m.) approx.



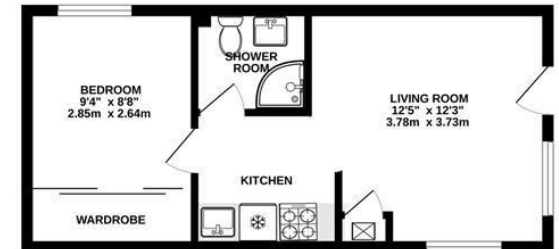
1ST FLOOR
605 sq ft. (56.2 sq.m.) approx.



WORKSHOP
124 sq ft. (11.5 sq.m.) approx.



ANNEXE
329 sq ft. (30.6 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE ANNEXE OR WORKSHOP

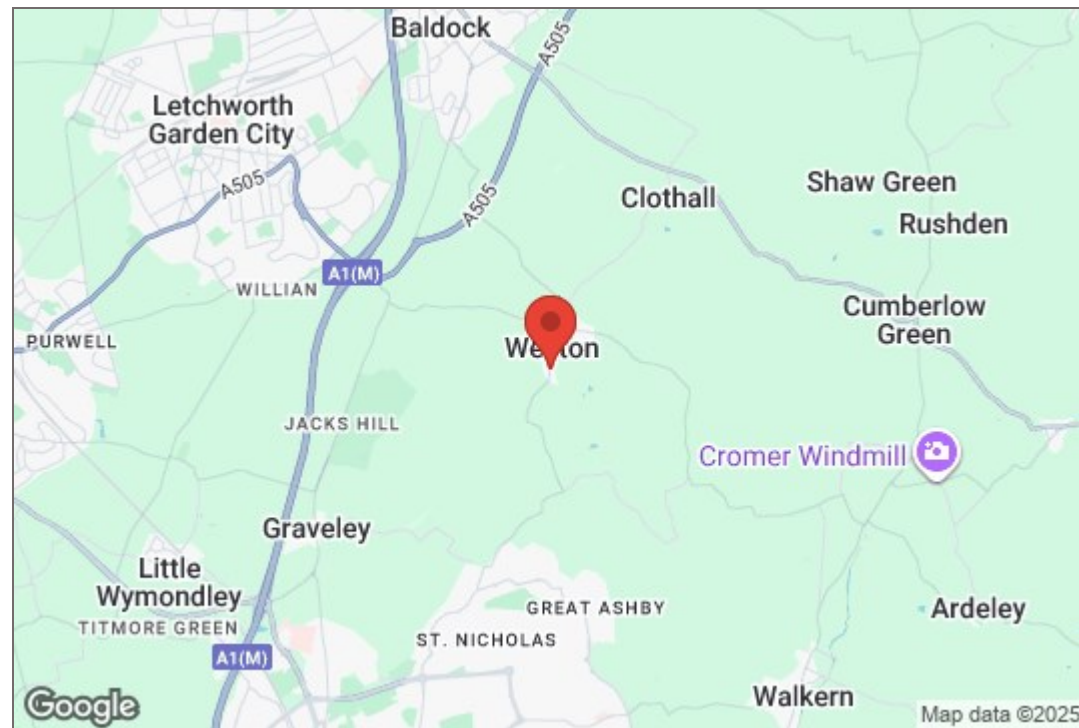
TOTAL FLOOR AREA : 1435sq.ft. (133.3 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

The house is of insulated cavity construction under a pitched tiled roof.
The annexe is of solid brick construction, insulated internally and rendered externally, under a flat roof.

SERVICES

Mains water, sewerage and electricity are connected to the House.
Mains water and electricity are connected to the Annexe, which drains to a private 'Klargester' septic tank.

EPC RATING

House: Band - Annexe: Band -

BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

HOUSE: Band - D
ANNEXE: Band - A

CONSERVATION AREA

The property is located within the Weston Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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