

FOR SALE



Three Bedroom End of Terrace House, Wheatley Close, Welwyn Garden City

GUIDE PRICE £485,000


MARTIN&CO



Wheatley Close, Welwyn Garden City

Three Bedrooms, One Bathroom

GUIDE PRICE £485,000

- Well-presented three-bedroom end of Terrace house
- Convenient and quiet location close to local schooling and amenities
- Security lighting to front, side and rear of property
- Downstairs WC/Utility Room
- Conservatory
- Gated parking to rear of property
- Property rewired & new radiators 2019
- Gas central heating



SUMMARY

This spacious three-bedroom end of terrace house is situated in a popular and convenient location close to good local amenities. The property has been improved to provide a lovely family home featuring downstairs cloakroom/WC/utility room, lounge, kitchen, dining-room, conservatory, three good-size bedrooms, bathroom, and front and rear garden. The property is a short drive from Welwyn Garden City Town Centre, which features an abundance of restaurants, cafes, and independent retailers, together with Sainsburys, Waitrose and John Lewis. The Train Station features fast services to Kings Cross within 30 minutes, and additional services to Moorgate, Cambridge and Peterborough.

There are also good transport links to the A1(M) and A414. Viewing of this lovely family home is highly recommended!

ENTRANCE HALL

Part-glazed PVC front door with uplighters and downlighters to either side, leading into the entrance hall featuring tiled floor, triple radiator, and inset LED ceiling lights. There is a large carpeted cupboard with plenty of storage space, light, and housing modern fuse-board. Door leading to downstairs cloakroom/utility room, and lounge.

CLOAKROOM/WC/UTILITY AREA Tiled floor, low-level flush WC, vanity unit with sink and silver mixer tap, wall cupboards for additional storage, laminate work surface, washing machine, tumble-dryer, fridge-freezer, Worcester Bosch Boiler (newly fitted in April 2020), double-glazed window to side aspect with fitted blind, ceiling light.

LOUNGE 13' 7" x 10' 5" (4.14m x 3.20m) Laminate floor, triple radiator, electric fire with feature surround, large double-glazed window with fitted blind to front aspect, coving, dimmable ceiling lights.

KITCHEN 10' 0" x 9' 7" (3.05m x 2.92m) Laminate floor, double radiator, a range of white wall and base units with laminate gloss work surfaces, glass splashbacks, white sink with mixer tap, Electric CuisineMaster, induction hob with 5 rings, 3 ovens, filter-hood over, and feature splashback, integrated fridge, pull-out storage unit, double-glazed window with fitted blind to rear aspect, double-glazed door with fitted blind leading to rear garden, coving, inset LED ceiling lights. Archway leading to dining area.

DINING ROOM 10' 3" x 9' 5" (3.12m x 2.87m) Laminate floor, single radiator, glazed French doors leading to Conservatory, coving, ceiling lights.



CONSERVATORY 9' 6" x 6' 11" (2.90m x 2.11m) Laminated floor, double-glazed windows and door looking out onto garden, fitted blinds, double-glazed obscured windows to side aspect, wall light.

STAIRS AND LANDING

Carpeted stairs leading to landing, stained glass effect feature double-glazed window to side aspect, large full-length loft, boarded with ladder and light, airing cupboard with lots of storage space, ceiling light.

BATHROOM

Tiled floor part-tiled walls, heated towel rail, white panel enclosed bath with electric shower and additional rainfall shower, vanity unit housing sink with silver mixer tap, low-level flush WC, mounted bathroom cabinet, two double-glazed obscured windows with fitted blinds, inset LED ceiling lights.

MASTER BEDROOM 13' 8" x 9' 4" (4.17m x 2.84m)

Carpet, white built-in wardrobes offering plenty of storage with part-glazed doors, triple radiator, double-glazed windows to front aspect with fitted blind, coving, dimmable ceiling light.

BEDROOM TWO 12' 3" x 9' 5" (3.73m x 2.87m)

Carpet, double radiator, double-glazed window to rear aspect with fitted blind, ceiling light.

BEDROOM THREE 10' 2" x 7' 7" (3.10m x 2.31m)

Carpet, double radiator, double-glazed window to front aspect with fitted blind, ceiling light.

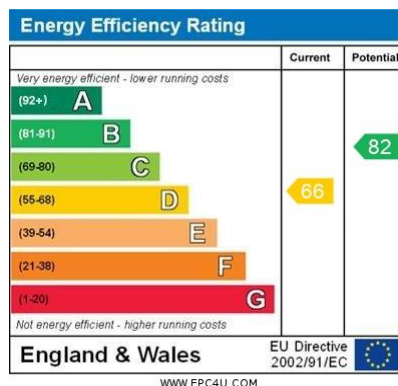
BATHROOM

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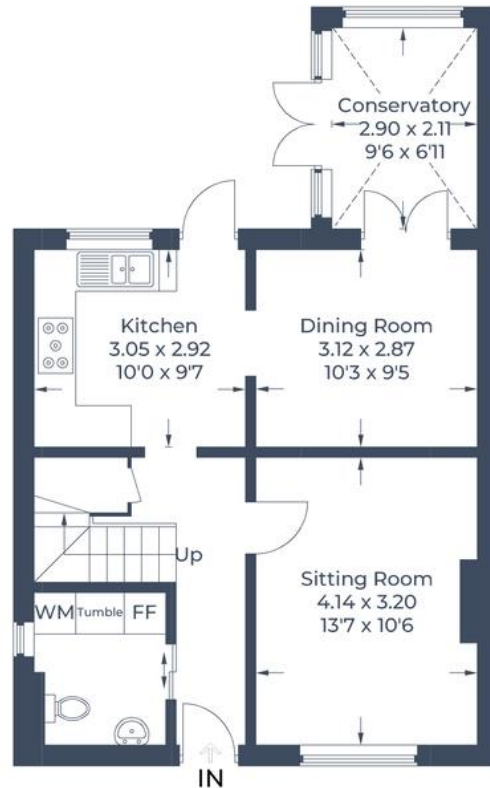
OUTSIDE SPACE

To the front of the property is a spacious garden with a small paved seating area, feature circular patio, an abundance of flowers and shrubs in a shingle border, and an area dedicated to seasonal wildflowers. There is gated side access to the large rear garden which features new garden fencing, a large walled patio ideal for entertaining, steps leading up to the lawn, outside tap, garden shed, and attractive flower borders comprising of mature trees, flowers, and shrubs. There is potential for a garden building to the rear of the garden and parking for one car accessible via a secure gate. Additionally, there are four sets of security lighting located to the front, side, and rear of property.

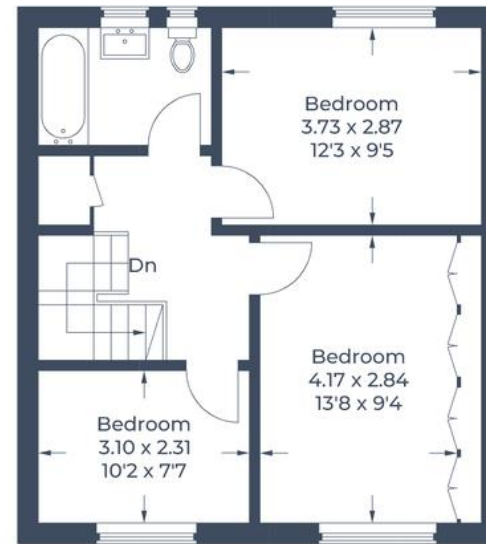




Approximate Gross Internal Area
 Ground Floor = 52.9 sq m / 569 sq ft
 First Floor = 45.8 sq m / 493 sq ft
 Total = 98.7 sq m / 1,062 sq ft



Ground Floor



First Floor

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 measurements are approximate, not to scale.
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