

BELVOIR!

Welwyn
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Creamery Close, Woolmer Green, Knebworth, Herts SG3 6FB



Guide Price £699,995 Freehold

Call: 01438 717701

belvoir.co.uk

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A beautifully presented, detached family home built in July 2021 with 8 years NHBC Guarantee remaining. Immaculate condition throughout and ready to move into, just bring your bags!

Boasting four double bedrooms, three reception rooms, utility/ground floor cloakroom, en-suite and family bathroom along with a detached garage with driveway for three vehicles.

This property must be viewed!

Woolmer Green is a small village that's very close to Knebworth as well as Welwyn village. The village has a wonderful community feel, and it is close to the A1(M), the nearest train station is just down the road in Knebworth and there is a local primary school. There are many local amenities in the village, including a Tesco express and the Red Lion pub.



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Location

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Entrance Hallway

Upvc double glazed front door leading to hallway, Amtico engineered flooring, power points, single radiator, storage cupboard housing electric fuse box, bespoke built in under stairs storage cupboards, wall mounted thermostat control, stairs to upper level, doors leading to -

Study/Playroom

10'2" x 9'3" (3.10 x 2.83)



Upvc double glazed window to front aspect, single radiator, power points

Utility Room & Ground Floor Cloakroom

10'2" x 5'4" (3.10 x 1.65)



range of base level units with square topped work surfaces and splash backs, built in cream sink unit with stainless steel mixer taps, plumbed for washing machine, inset spotlights, amtico engineered flooring, low level flush w.c.

Fitted Kitchen

15'7" x 10'9" (4.75 x 3.30)



Upvc double glazed window to front aspect, double radiator, Amtico engineered flooring, range of base and eye level units with square top work surfaces and tiled splash backs, with integrated appliances to include dish washer and fridge freezer, built in induction hob with double built in oven and extractor fan, inset spotlights, sink unit with stainless steel mixer taps, archway through to dining area.

Dining Area

12'9" x 10'9" (3.90 x 3.30)

Upvc double glazed window to rear aspect, Amtico engineered flooring, single radiator, door to

Lounge

15'7" x 12'9" (4.75 x 3.90)

Upvc double glazed French doors and windows leading to garden, double radiator,

First Floor Landing

Cupboard housing hot water tank, single radiator, loft access, doors leading to

Master Bedroom

15'8" x 11'11" (4.80 x 3.65)

Upvc double glazed window to front aspect, single radiator, range of fitted wardrobes, door leading to En-Suite

En-Suite

Opaque Upvc double glazed window to front aspect, tiled flooring, low level flush w.c, pedestal wash hand basin, double walk in tiled shower cubicle with plumber in shower, stainless steel heated towel rail, inset spotlights, extractor fan, partly tiled walls.

Bedroom Two

12'11" x 10'11" (3.95 x 3.35)

Upvc double glazed window to front aspect, single radiator, double fitted wardrobes.

Bedroom Three

13'1" x 10'5" (4.00 x 3.20)

Upvc double glazed window to rear aspect, single radiator, double fitted wardrobes.

Bedroom Four

12'7" x 8'6" (3.85 x 2.60)

Upvc double glazed window to rear aspect, single radiator

Family Bathroom



Upvc double glazed opaque window to rear aspect, low level flush w.c, pedestal wash hand basin, panel enclosed bath with shower attachment and stainless steel mixer taps, tiled walls and flooring, stainless steel heated towel rail, inset spotlights, extractor fan.

Outside-Rear

mainly laid to lawn with patio area, power point, outside tap, access to garage, side pedestrian access

Outside-Front

Front garden area, driveway to the side of the property for three vehicles giving access to detached garage with up and over door power and lighting, side pedestrian access.

Agents Notes

Belvoir are advised;
Council tax - Welwyn Hatfield band F
Years remaining on NHBC - 8
EPC - A

BELVOIR DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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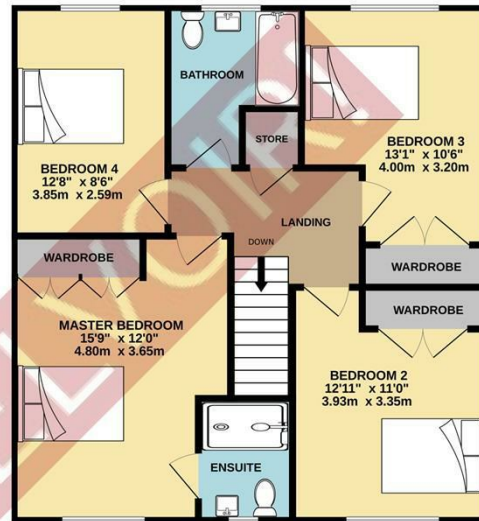


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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