



White Cross Drive, Woolmer



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Guide price **£545,000**

- SEMI-DETACHED HOME IN POPULAR VILLAGE LOCATION
- FOUR BEDROOM TOWNHOUSE
- BUILT IN 2020 BY TAYLOR WIMPEY
- DRIVEWAY FOR TWO VEHICLES
- GARAGE WITH UP AND OVER DOOR POWER & LIGHTING
- WELL MAINTAINED LANDSCAPED REAR GARDEN
- Freehold
- EPC rating B

Because property is personal with...

BELVOIR!



FOUR BEDROOM SEMI IN THIS POPULAR VILLAGE LOCATION! Immaculately presented throughout, this family home in this highly sought after cul-de-sac in Woolmer Green. Built in 2020 by Taylor Wimpey this property is well presented throughout, boasts four bedrooms, garage with driveway along with having 7 years NHBC guarantee remaining. This property would make the perfect family home and will not be available for long - so call us today to book your viewing! Ground floor accommodation briefly comprises entrance hall, modern fitted kitchen with integrated appliances, cloakroom/W.C and a large and inviting lounge/diner. To the first floor there are three great size bedrooms and a modern family bathroom. The second floor is home to a large master bedroom with fitted wardrobes and a gorgeous en-suite. Externally there is a beautiful, low-maintenance landscaped rear garden with modern patio and lawn area. There is also side pedestrian access and door leading directly to the garage with up and over door with power & lighting. 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.



Entrance Hall

Wood effect laminate flooring, access to two storage cupboards, inset spotlights, single radiator, power points, stairs to upper level, doors leading to Kitchen, Cloakroom and Lounge/Diner.

Kitchen 3.44m x 2.65m (11'4" x 8'8")

A modern fitted boasting a range of base and eye level units, fitted appliances to include fridge freezer, stainless steel sink with stainless steel mixer taps, AEG double oven, AEG induction hob, AEG extractor hood and AEG washing machine. Tiled flooring, inset spotlights, double radiator, UPVC double glazed window to front aspect with fitted plantation shutters.

Ground Floor Cloakroom

Wood effect laminate flooring, inset spotlights, pedestal hand wash basin with stainless steel mixer taps, low level flush W.C, extractor fan and single radiator.

Lounge/Diner 4.89m x 3.75m (16'0" x 12'4")

Wood effect laminate flooring, two double radiators, power points, TV points, UPVC double glazed windows to rear aspect, UPVC double glazed french doors leading to the rear garden (with fitted plantation shutters).

First Floor Landing

Carpet flooring, inset spotlights, single radiator, access to airing cupboard, UPVC double glazed window to front and side aspects with fitted plantation shutters, doors leading to the Family Bathroom and Bedrooms Two, Three and Four. Stairs leading to the Master Bedroom.



Family Bathroom

Tiled flooring, partly tiled walls, inset spotlights, extractor fan, panel enclosed bath with shower attachment and folding acrylic splashguard, low level flush W.C, stainless steel heated towel rail, pedestal hand wash basin, with stainless steel mixer taps throughout.

Bedroom Four

Carpet flooring, single radiator, power points, UPVC double glazed window to rear aspect with fitted plantation shutters.

Bedroom Three 3.31m x 2.36m (10'11" x 7'8")

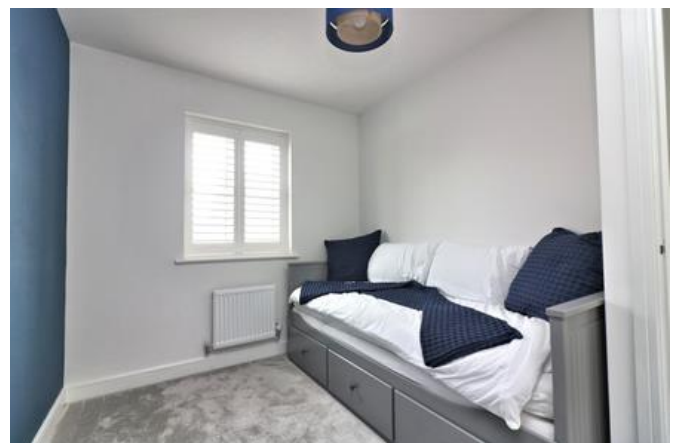
Carpet flooring, single radiator, power points, UPVC double glazed window to rear aspect with fitted plantation shutters, access to storage cupboard.

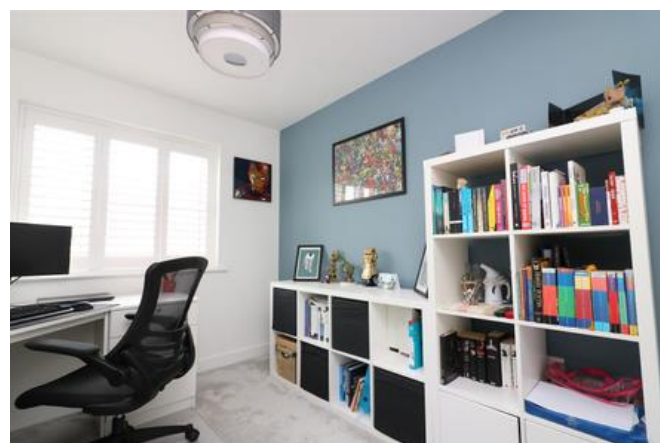
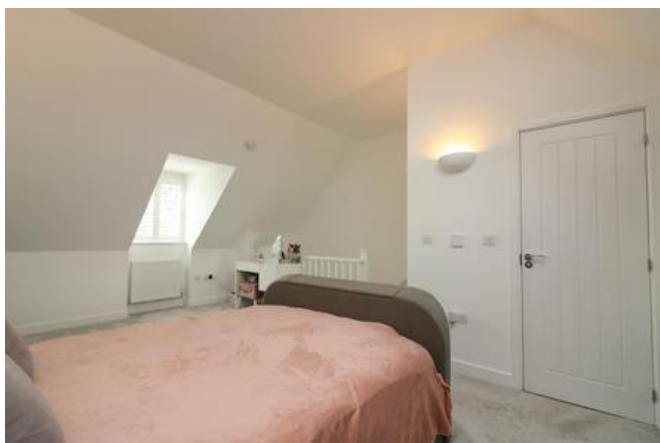
Bedroom Two 3.08m x 2.65m (10'1" x 8'8")

Carpet flooring, single radiator, power points, UPVC double glazed window to front aspect with fitted plantation shutters, access to fitted wardrobes.

Master Bedroom 5.69m x 3.86m (18'8" x 12'8")

Carpet flooring, access to fitted wardrobes, UPVC double glazed window to front aspect with fitted plantation shutters, door leading to Ensuite.





Ensuite

Tiled flooring, partly tiled walls, inset spotlights, stainless steel heated towel rail, extractor fan, low level flush W.C, walk in shower cubicle, wall mounted hand wash basin with vanity unit, stainless steel mixer taps throughout.

Outside (Rear)

A well maintained rear garden, with lawn area, patio space, pedestrian access to driveway and door leading to the garage.

Outside (Front)

Driveway offering parking space for two/three vehicles, and providing access to the garage (which has an up and over door, as well as power and lighting).

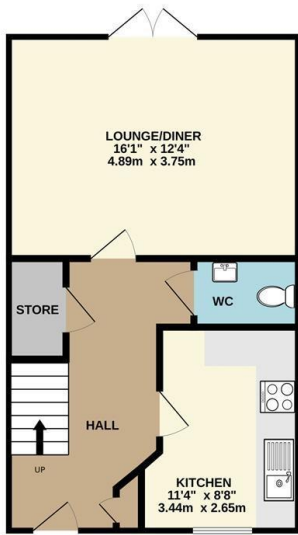
Agents Notes

Belvoir are advised;

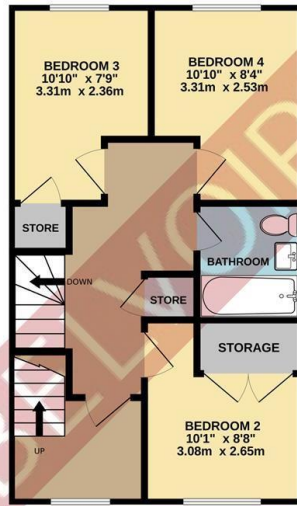
Council tax - Welwyn Hatfield band E



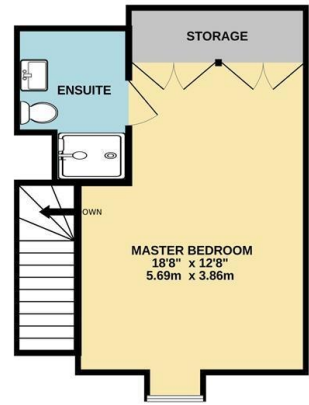
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.9 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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