



Because property is personal with...

Furzefield Road, Welwyn Garden City

BELVOIR!

Guide price £465,000



Key Features

- EXTENDED THREE BEDROOM END TERRACE HOME
- VERY WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- NUMEROUS SCHOOLING OPTIONS NEARBY
- GROUND FLOOR CLOAKROOM
- EPC rating D





Charming Extended Three-Bedroom End-Terrace Family Home in Welwyn Garden City
Belvoir Welwyn is delighted to present this spacious, extended three-bedroom end-terrace family home, located in a highly desirable part of Welwyn Garden City. Offering excellent proximity to local schools, parks, and commuter links, this home has been tastefully upgraded and maintained to provide comfortable living in a family-friendly environment. This property is ideal for growing families looking for a blend of traditional charm and modern convenience.

Ground Floor:

Upon entering the property, you are greeted by a spacious and light-filled entrance hallway with UPVC double glazed windows to the front aspect. The hallway features elegant tiled flooring, a practical skylight window for additional natural light, a storage cupboard, and a single radiator for warmth. This area sets the tone for the property's attention to detail, creating a welcoming entrance for homeowners and guests alike.

Leading off the hallway, the ground floor cloakroom includes a low-level flush WC, wall-mounted wash hand basin, partly tiled walls, tiled flooring, and an extractor fan. It is a well-maintained and convenient space for guests.

The lounge is bright and airy, offering a cozy and inviting ambiance. With UPVC double glazed windows fitted with stylish shutter blinds, the room benefits from plenty of natural light. The centerpiece of the lounge is the charming open feature fireplace (not currently usable but a great feature to the room), perfect for colder evenings. Stripped wood flooring and textured ceilings complete the character of this room, while a double radiator ensures it remains a warm and comfortable space. The lounge provides a seamless connection to the upper levels via the staircase.

For those who enjoy cooking and entertaining, the kitchen is a highlight. It features a comprehensive range of base and eye-level units, offering plenty of storage space. The Quartz square-topped work

surfaces are complemented by stylish tiled splashbacks. The kitchen comes fully equipped with a built-in range cooker (with electric oven and gas hob) and a stainless steel extractor fan. Additionally, the kitchen includes modern appliances such as a built-in wine cooler, dishwasher, and microwave, making it both functional and aesthetically pleasing. There is ample space for a large fridge/freezer, and the room is designed for ease of use, whether cooking for the family or entertaining guests.

Adjacent to the kitchen is a utility room, which provides further storage and functionality, including plumbing for a washing machine and space for a tumble dryer. A door from the utility room leads directly to the rear garden, making it an ideal spot for laundry or storage of household items. The utility room also houses a wall-mounted boiler, ensuring the property is heated efficiently.

At the rear of the property, the dining room is another standout feature. This beautifully lit room, with UPVC double glazed French doors and windows leading out to the garden, benefits from two skylights, flooding the room with natural light. Stripped wood flooring and with two single radiators either side of the french doors this creates a warm and inviting atmosphere, perfect for family dinners or hosting friends. The dining room is sure to become a hub of family life, offering views over the garden and seamless indoor-outdoor living.

First Floor:

Moving up to the first floor landing, you'll find easy access to the loft space, with wood laminate flooring continuing throughout the upstairs rooms. A UPVC double glazed window provides a side aspect view, enhancing the brightness of the hallway.

The family shower room is stylishly designed, featuring a modern walk-in shower cubicle with a plumbed-in shower for added convenience. The bathroom is finished with a low-level flush WC, a wall-mounted wash hand basin with vanity unit, heated towel rail, inset spotlights, tiled walls, and a UPVC double glazed window. The room strikes the perfect balance between practicality and luxury.





The master bedroom is generously proportioned, offering ample space for a king-size bed and additional furniture. It features UPVC double glazed windows with elegant shutter blinds, allowing for privacy and light control. The room is finished with wood laminate flooring, a single radiator, power points, and a textured ceiling, providing a relaxing and restful environment.

Bedroom two is located at the rear of the property and is equally spacious, featuring UPVC double glazed windows with built-in shutter blinds. This bedroom also has wood laminate flooring, a single radiator, and a textured ceiling, creating a comfortable space for children or guests.

Bedroom three is positioned at the side of the property, with a UPVC double glazed window providing a pleasant aspect. The room includes wood laminate flooring, a single radiator, and a useful storage cupboard, making it an ideal space for a child's bedroom, nursery, or home office.

Outdoor Space:

The front garden offers both practicality and curb appeal. It features a driveway for one vehicle alongside a lawned section, which could be converted into additional parking if desired. The potential to expand the driveway adds flexibility for homeowners with more than one vehicle.



The rear garden is a generous 55ft in length and is mainly laid to lawn, offering plenty of outdoor space for children to play or for gardening enthusiasts. Mature trees, shrubs, and hedge borders create a tranquil and private atmosphere, with a sunny decking area providing the perfect spot for al fresco dining or relaxing in the warmer months. The garden is equipped with outside security lighting, ensuring the space can be enjoyed safely in the evenings. At the rear of the garden, a shed offers additional storage or could be easily converted into a home office, summer house, or gym, providing further

versatility to this fantastic outdoor space.

The Current Owners' Thoughts:

The current owners have thoroughly enjoyed living in the property since moving in 2020. During their time here, they have made several improvements, including replacing the back doors with French doors that open onto the newly added decking area. They particularly love the rose bush on the front of the house which blooms into a stunning pink shade during the summer months. The location is ideal for families, with Holwell Primary School and Stanborough Senior School both within a short walking distance. The owners' favorite room is the dining room, where they have spent many evenings entertaining family and friends. The house also offers plenty of storage options, both inside and outside, making it a highly practical home.

This home offers an ideal combination of character, space, and modern convenience, making it a fantastic choice for growing families. With excellent transport links, top-rated schools, and nearby amenities, early viewing is highly recommended to appreciate all that this wonderful property has to offer.

Agent's Notes

Belvoir are advised:

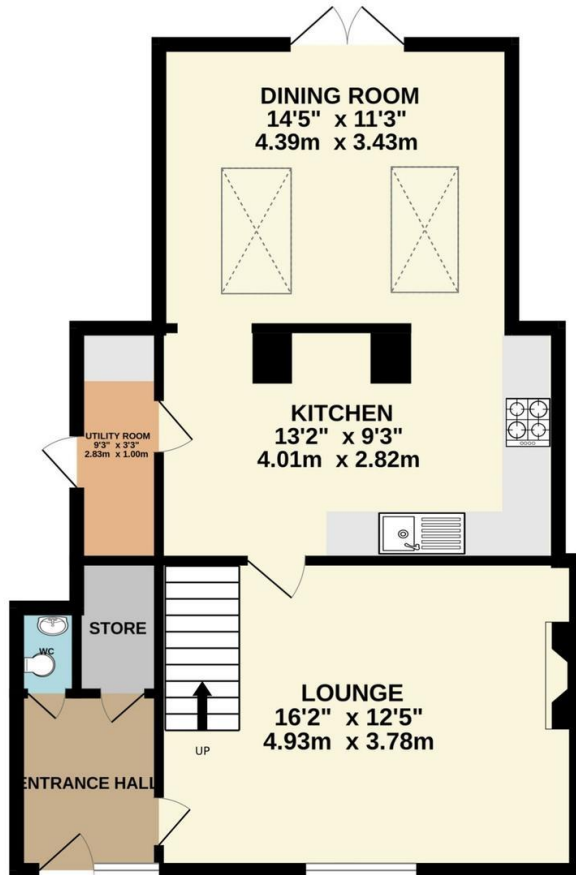
Council tax - Welwyn Hatfield band C

BELVOIR DISCLAIMER

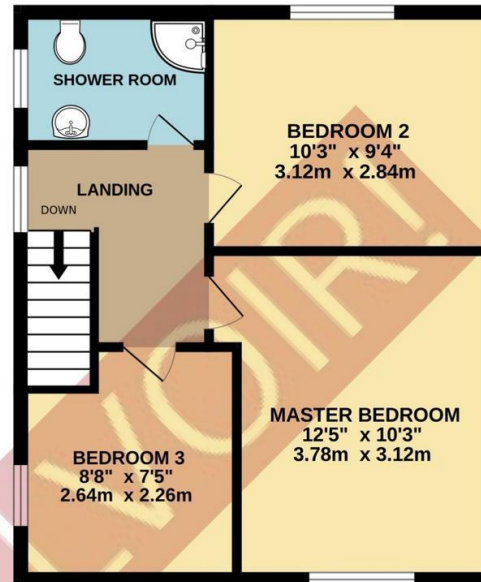
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The 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.



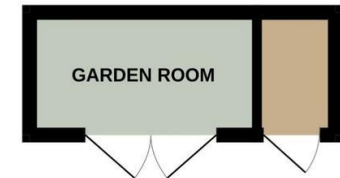
GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



OUTSIDE
60 sq.ft. (5.5 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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.
Made with Metropix ©2024



BELVOIR!