



Because property is personal with...

Whetstone Court, Whetstone Close , Welwyn, Herts, AL6

# BELVOIR!

**Guide price £675,000**



## Key Features

- Chain free three bedroom detached house
- Popular private residents peaceful cul de sac location
- In need of some internal modernisation although with great potential
- Internal garage, driveway and front gardens
- Large lounge diner
- Conservatory/ orangery to the rear
- Freehold





Belvoir Welwyn is thrilled to bring to the market this charming, chain-free, three-bedroom detached home, ideally located in the desirable residential area of Oaklands, just 1.5 miles northeast of Welwyn village. This property offers the perfect blend of tranquility, space, and convenience, making it an excellent choice for discerning buyers who value peace and quiet while still being close to essential amenities.

The property is positioned within a private and serene cul-de-sac, part of an exclusive residential community, surrounded by beautifully maintained borders and woodland, offering easy access to picturesque country walks. The neighbourhood is well-served by a local junior/mixed infant school and a parade of shops, including a sub-post office, general convenience store, florist, and butcher—providing everything you need just moments away from your doorstep. Nearby Knebworth and Welwyn village add further convenience, featuring a range of additional amenities including doctor's surgeries, pubs, and boutique shops.

Upon entering the property, you are welcomed by a spacious entrance hallway, featuring a ground floor cloakroom/WC for guests' convenience. The hallway also provides internal access to the integral garage, which comes equipped with power and lighting, offering plenty of storage or workshop space. The heart of the home is the large lounge-diner, which offers an abundance of natural light and ample space for entertaining. This area seamlessly flows into a lovely conservatory/orangery at the rear—an ideal spot for enjoying views of the garden in all seasons.

The kitchen is thoughtfully designed with plenty of cabinet storage and workspace, perfect for any home chef, and is complemented by a separate utility room to handle household chores with ease. Moving to the first floor, the property boasts three spacious double bedrooms, ideal for families or hosting guests. The master bedroom features its

own ensuite, providing privacy and convenience, while a separate family bathroom serves the additional bedrooms.

The rear garden is generously sized, offering a peaceful outdoor haven that is both private and not overlooked, perfect for gardening enthusiasts or simply relaxing in the fresh air. The front garden has the potential for conversion to additional parking if required, while the driveway comfortably accommodates two vehicles. In addition, there is visitors' parking available to cater to guests.

The property is situated within a private residential cul-de-sac that is part of a residents' association, ensuring that the development is always beautifully maintained. The current yearly residents' association fee is a modest £80, which contributes to the upkeep of communal areas, creating an inviting and well-presented environment for all residents.

Please note that the property is part of Court Homes' "Harvest" collection, which means certain residency conditions apply: all owners must be 35 years or older, and children under the age of 12 may reside at the property for a maximum of 12 weeks in any one calendar year. Children over the age of 12 are permitted to reside without restriction.

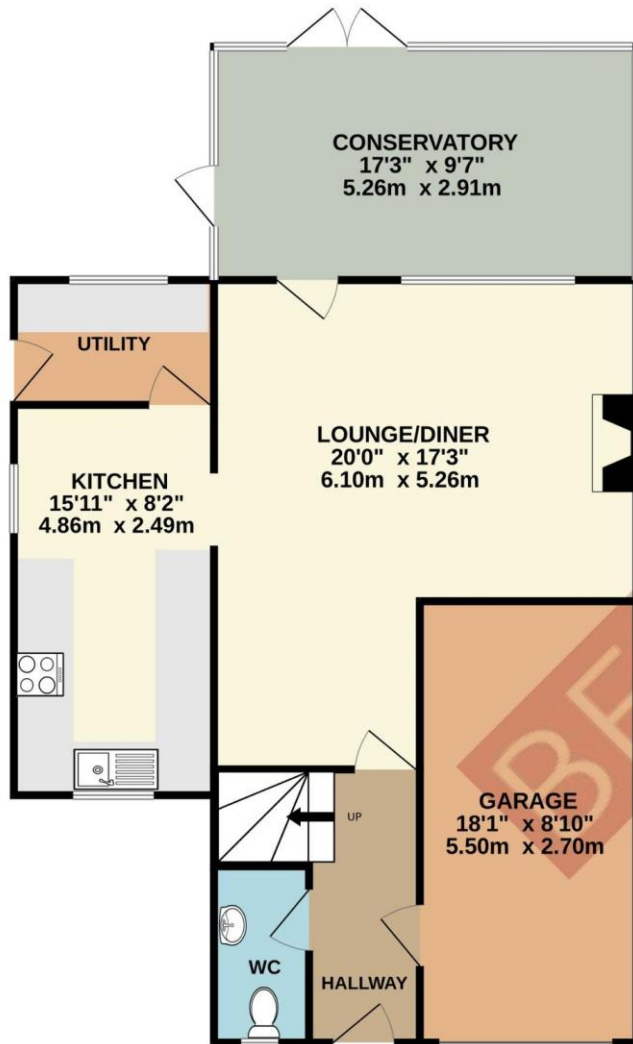
This property represents an outstanding opportunity for buyers seeking a spacious and tranquil home in a well-regarded community. Whether you are looking to downsize to a quiet, peaceful location or are interested in an individual property with a unique character, this chain-free, three-bedroom detached home in Oaklands is not to be missed.

Contact Belvoir Welwyn today to arrange your viewing and take the first step towards making this beautiful property your new home.

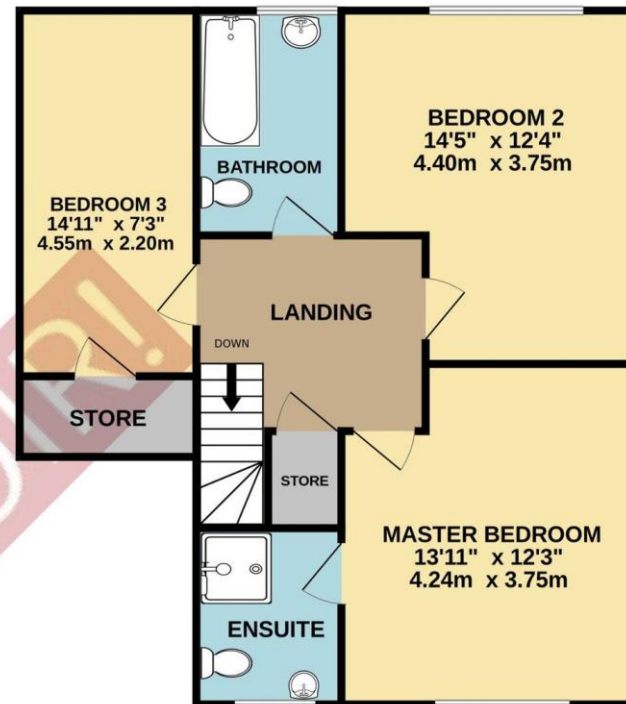




GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.

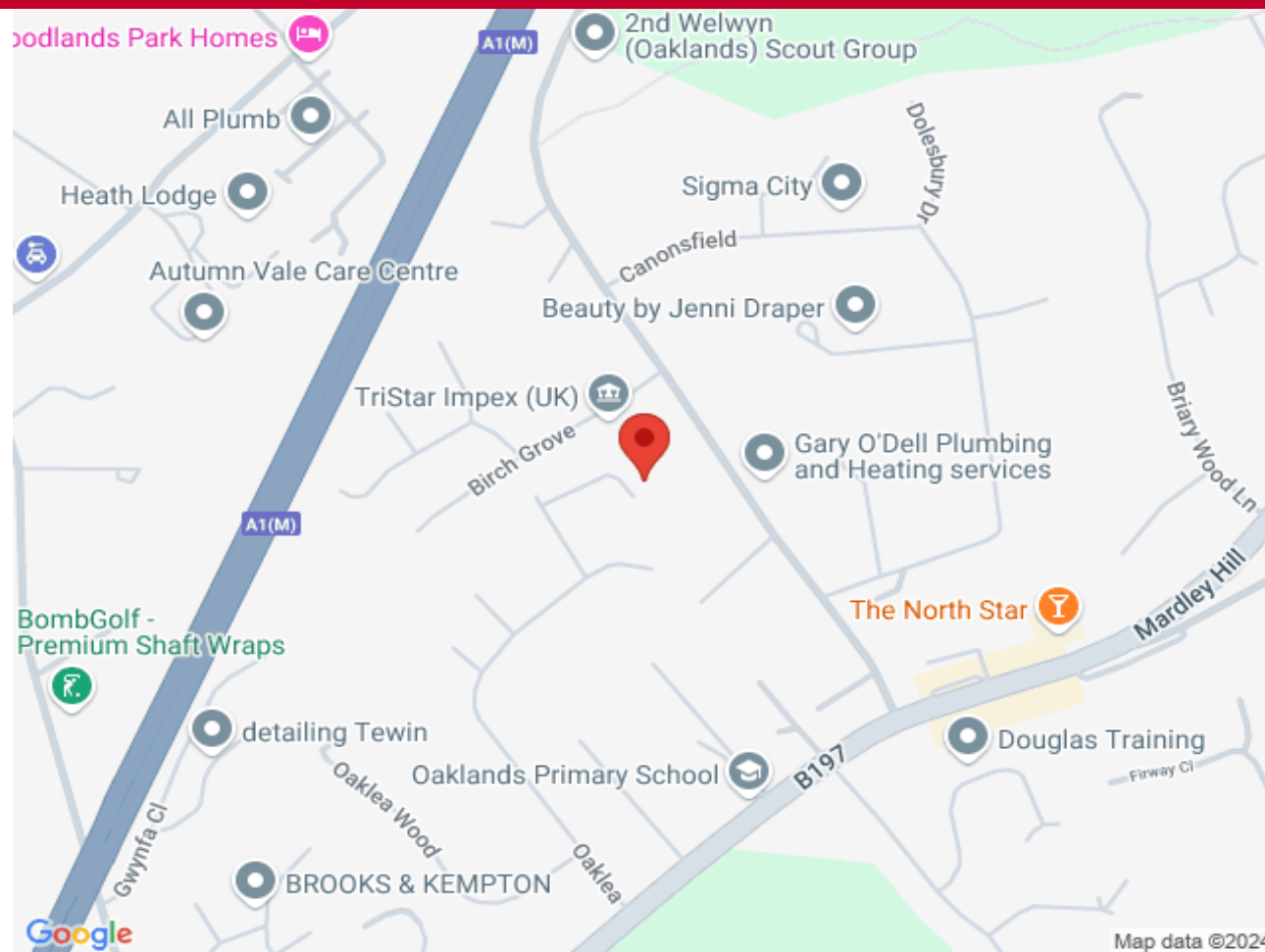


1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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.  
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