



GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



96 Wellcroft Road , Welwyn Garden City, AL7 3JY Offers in excess of £475,000

The property offers spacious, modern living throughout and has been renovated to a very high standard by the current owners. Downstairs you enter into a large hallway with a vaulted ceiling, this leads to the living room with underfloor heating which is light and airy with a media wall and offering plenty of space for all the family. Off the living room is the open plan kitchen diner with a large island incorporating the induction hob, extractor and breakfast bar. The kitchen featuring bifold doors boasts an integrated oven, fridge freezer and dishwasher along with ample cupboard space throughout. Leading through from the kitchen is a large utility room with plenty of additional storage and finally onto the downstairs W/C.

Upstairs to the first floor you will find a fantastic family bathroom consisting of a bath with a shower, sink and W/C, two good sized double bedrooms with built-in wardrobes and one of the bedrooms benefiting from air conditioning.

Leading up to the second floor is the master suite which is an impressive space to behold. A large bedroom with air conditioning, a stunning skylight, inset LED lighting throughout along with built in wardrobes, cupboards and a beautiful en suite.

Outside there is a large driveway to the front which will comfortably fit six cars, a detached single garage with side access and power. The rear garden has a lovely seating area and an area laid with artificial lawn. Both front and rear are very low maintenance which is perfect for modern family living and the bifold doors offer a fantastic inside/outside feel when hosting.

- Refurbished three bedroom property situated on the south side of Welwyn Garden City
- Modern living throughout and renovated to a very high standard by the current owners
- Completed chain, Double Glazing, Gas Central Heating and Freehold
- Easy access to the town centre which has fantastic shopping and amenities
- Located in a popular school catchment area for both primary and secondary schools.
- Living room with underfloor heating offering plenty of space for all the family
- Open plan modern kitchen diner with a large island, integrated appliances and bifold doors
- Impressive master suite boasting air conditioning, built in wardrobes and a beautiful en suite.
- Large driveway offering ample parking and a detached single garage with side access

Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.

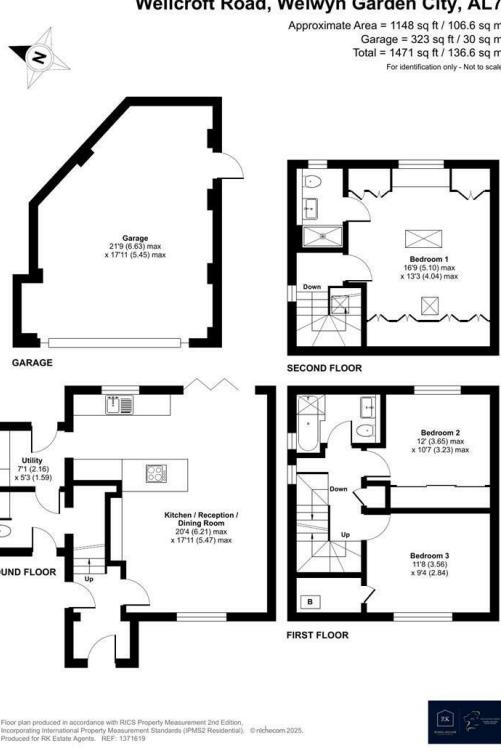


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive annex 5/6		EU Directive annex 5/6	
England & Wales		England & Wales	



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