



Connells

The Limberlost
Welwyn



Property Description

Connells are delighted to bring to the market this beautiful, well presented five bedroom detached house situated in a private road in Welwyn over three floors. Offering excellent living space throughout, this stunning property also has the added benefit of three en suites, two shower rooms, cloakroom, great size lounge excellent for entertaining, well presented kitchen opening onto patio area with pond, Tv room, study, utility room, garage, large driveway and below ground snooker room! Viewing is highly advised. This property is over 4500sq ft and situated on 0.5 of an acre. Call us today to organise a viewing!

Entrance Hall

Stairs to the basement and stairs to the first floor.

Basement

Snooker Room

28' 8" x 21' 2" (8.74m x 6.45m)
Window to rear aspect, wall lights, television and telephone point, in built speakers to ceiling, storage cupboard, extractor fan, tiled flooring.

Shower Room

Shower, WC and wash hand basin.

Utility Room

Ground Floor

Cloakroom

WC and wash hand basin.

Living Room

22' 2" x 31' 6" (6.76m x 9.60m)
French doors and windows, spacious room, radiator, coving to ceiling, carpet.

Kitchen

18' 11" x 11' 6" (5.77m x 3.51m)
Window to rear aspect, solid oak wood kitchen units, granite worktops, sink unit with one bowl, mixer taps, glass display cabinets, gas oven with six ring burner and oven underneath, stainless steel extractor fan, built in Neff electric oven and built in Neff microwave, central heating boiler, built in American style fridge, double radiator, granite flooring, door to dining room, door to hallway and exterior, tiled flooring.

Tv Room

Radiator, coving to ceiling, carpet.

Study Room

Window, radiator, carpet.

Bedroom Two

12' 8" x 15' (3.86m x 4.57m)

Double glazed window to front aspect, built in wardrobe, telephone and television point, wall light points, double radiator.

En suite

Shower, wash hand basin, WC, window.

Bedroom Four

11' x 10' (3.35m x 3.05m)

Window to rear aspect, built in double and single wardrobe, in built speaker to ceiling, telephone and television point, double radiator.

En Suite

Large double walk in shower with multi jet shower, built in vanity unit, WC, extractor fan, halogen inset lights, marble floor and wall tiles.

First Floor

Bedroom One

12' 10" x 16' (3.91m x 4.88m)

Large walk in wardrobe with light, in-built speakers to ceiling, double radiator, Velux window to rear, two Velux windows to side with a further window to the rear.

En suite

Frosted window to front aspect, large walk in shower with multi jet bath, wash hand basin, WC, chrome towel rail, marble floor and wall tiles, halogen lights.

Bedroom Three

19' 7" x 13' (5.97m x 3.96m)

Velux window to front and both side aspects, telephone and television point, double radiator.

Bedroom Five

15' 9" x 8' 4" (4.80m x 2.54m)

Windows to side and rear aspect, built in wardrobe, telephone and television point, double radiator, wall light points.

Family Shower Room

Velux window to side aspect, double walk in shower with multi jet glass cupboard, WC, chrome towel radiator, shaver point, halogen lights, full wall tiling, marble tiled flooring. marble tiled flooring.

Garden

Large lawn, extra hard standing for cars, gated side access, fish pond, water feature, raised shrub, water tap.

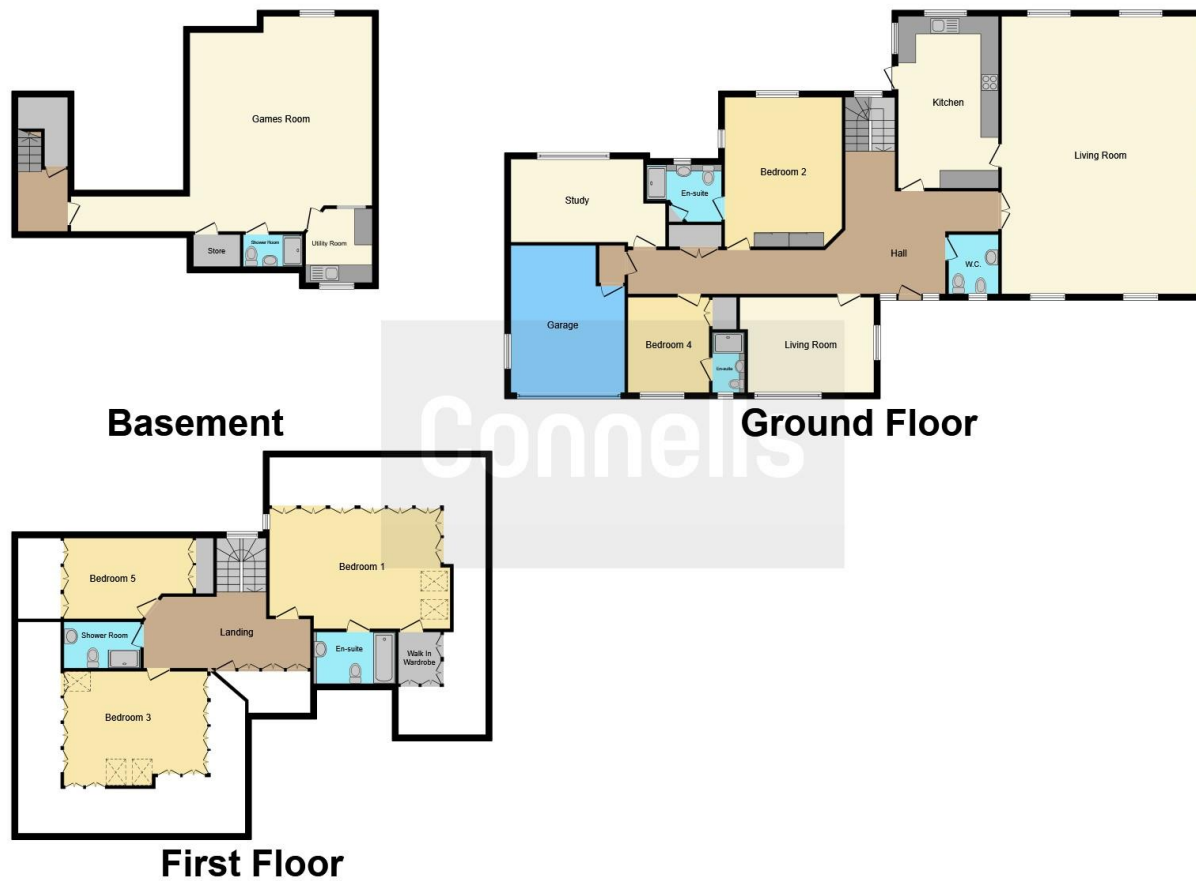
Garage

Garage with personal door into the hall.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY306059



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