



Connells

Sir John Newsom Way
Welwyn Garden City

Sir John Newsom Way Welwyn Garden City AL7 4FL

for sale
£475,000



Property Description

A well maintained three-bedroom terrace home, with a garage to the rear with a personal door into the garden. Internally there is a welcoming entrance hall with a downstairs w/c, modern kitchen with integrated appliances and a lounge/diner split by an archway.

To the 1st floor is a master bedroom with an en suite shower room, two further bedrooms and a family bathroom. Externally there is a landscaped garden with a personal door into the garden. A MUST SEE!!!

Entrance Hall

Double glazed front door, stairs to the first floor, radiator.

Cloakroom

Low Level w/c, wash hand basin, extractor fan, radiator.

Lounge

19' 1" plus bay x 9' 9" extending to 11' 5" (5.82m plus bay x 2.97m extending to 3.48m)

Double glazed bay window, radiator, television point, electric fireplace (wall based), arch to dining area.

Dining Area

9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed sliding patio doors onto garden, radiator, arch into lounge.

Kitchen

9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to the rear, sink with drainer, gas hob, double gas oven, extractor hood, cupboards at wall and base level, integrated dishwasher, washing machine and fridge freezer. Cupboard housing gas boiler. Tiled flooring.

Accommodation First Floor

Landing

Access to part boarded loft, access via a loft ladder, doors to bedrooms and family bathroom.

Bedroom 1

13' 4" max x 12' 6" max (4.06m max x 3.81m max)

Double glazed window to the front, radiator, built in wardrobe, door to en suite, built in airing cupboard.

En Suite

Shower cubicle, Low level w/c, wash hand basin, frosted double glazed window, part tiled walls, recessed spotlights, shaver point, shaving mirror, wall-based mirror, bathroom cabinet, extractor fan.

Bedroom 2

10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom 3

9' 4" x 4' 7" up to wardrobes extending to 5' 11" max (2.84m x 1.40m up to wardrobes extending to 1.80m max)

Double glazed window to the rear, radiator, fitted wardrobes.

Bathroom

Panelled bath with shower attachment, low level w/c, wash hand basin, part tiled walls, radiator, wall-based mirror and moveable shaving mirror, extractor fan.

Outside

Rear Garden

Paved patio, outside tap, shrub borders, feature circular patio, private door into garage, gated rear access.

Parking

Garage to the rear, up and over door. light and power, rafter storage.









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 Band: D

Tenure: Freehold

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