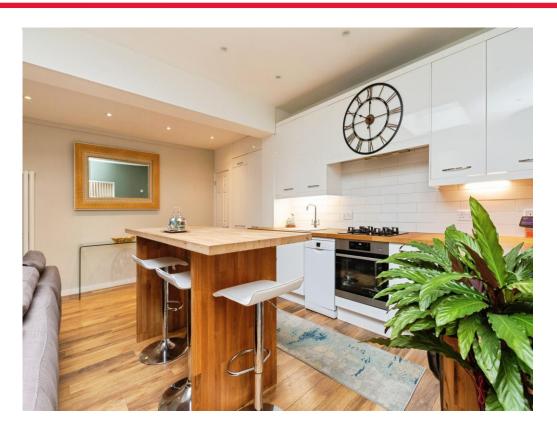


Connells

Great Break Welwyn Garden City







# **Property Description**

Beautifully presented three-bedroom home, thoughtfully extended to the rear to create a bright and spacious open-plan kitchen and living area - perfect for modern family life. The property has been well cared for throughout and features a stylish interior ready for someone to move straight in and enjoy.

The ground floor offers flexible accommodation, including a convenient shower room and an additional bedroom or study, ideal for guests or home working. Upstairs, there are two generous double bedrooms, both tastefully decorated and full of natural light.

Outside, the property boasts a delightful garden backing onto a peaceful wooded area, offering privacy and a lovely outlook. A garden room provides further versatile space, ideal as a home office, studio or playroom. Additional benefits include underfloor heating in the hallway and a modern, well-maintained finish throughout.

# **Ground Floor**

### **Entrance Hall**

Stairs to first floor, under floor heating.

# Cloakroom

Back to wall w/c, wash hand basin

# Kitchen/Lounge

20' 11" to cupboards x 17' 7" ( 6.38m to cupboards x 5.36m )

Double glazed patio door, cupboards at wall and base level, two radiators, space for dishwasher, space for washing machine, integrated oven and fridge freezer, 4 ring gas hob, pull out larder, ceiling spotlights, sky light window, storage cupboard housing gas and electric meters.

#### **Shower Room**

Enclosed shower, hot water storage tank cyclinder, wash hand basin

#### **Bedroom 3**

12' 3" plus bay x 14' 1" max ( 3.73m plus bay x 4.29m max )

Double glazed window to the front, window seat, built in wardrobe,

#### First Floor

# Landing

Radiator, loft access with telescopic ladder, double glazed window to the front, storage cupboard, two window seats with storage.

#### **Bedroom 1**

15' 9" x 9' 3" ( 4.80m x 2.82m )

Two double glazed windows to the front, radiator, ceiling spotlights.

### Bedroom 2

13' 6" x 9' 2" ( 4.11m x 2.79m )

Two double glazed windows. Radiator. ceiling spotlights

# Seperate W/C

Double glazed window to rear, radiator, back to wall w/c.

# **Bathroom**

Double glazed window to the rear. Panel enclosed bath with shower over, heated towel rail, ceiling spotlights, wash hand basin set in natural marble.

### Garden

Patio to front, lawn area, Purpose built outbuilding.



















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01707 322 903 E welwyngardencity@connells.co.uk

38 Wigmores North WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/WWY307441



Tenure: Freehold



<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.