



Bryan Bishop
and partners

Dollimore Close
Codicote, SG4 8TF



CAUTION
AUTOMATIC GATE
PERIMETER

Dollimore Close

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Bryan Bishop and Partners are delighted to bring to market this four/five bedroom detached family home, nestled in this private gated cul-de-sac just off the Codicote Road. The ground floor is made up of a spacious lounge with access to the garden, adjacent lies a spacious kitchen that also opens up into the garden. The kitchen also benefits from a conveniently situated utility room. There is a further study that branches off from the hallway as well as a dining room/bedroom five on the ground floor.

The first floor comprises four generously sized bedrooms. Two of which enjoy en-suite bathrooms whilst all are with fitted wardrobes. There is also a well appointed family bathroom.

This already spacious home also has a double garage with double driveway and a large garden

Codicote is a charming village which lies to the north of Welwyn Garden City, borders the River Mimram and is nestled within the glorious Hertfordshire countryside. Codicote has a thriving community and boasts a good selection of local shops that cater for everyday need; a post office and well stocked convenience store, quality family butcher, several public houses along with a pharmacy. Codicote C of E Primary School has the Ofsted rating of 'Outstanding'. The village boasts many historical buildings, some of which date back to the 1600's and is awash with period charm and character which adds to its appeal.

Welwyn Village lies at the other end of the Codicote Road. The High Street in Welwyn is home to a doctors surgery, dentists, Tesco Express and a good choice of village pubs and restaurants.







GROUND FLOOR

Entrance Hall

W/C

Office

9'4" x 8'2"

Living Room

16'5" x 16'4"

Kitchen/Dining Room

13'9" x 16'0"

Bedroom/Snug

8'3" x 12'8"

Double Garage

17'7" x 19'0"

Utility Room

FIRST FLOOR

Bedroom One

8'3" x 12'2"

Bedroom Two

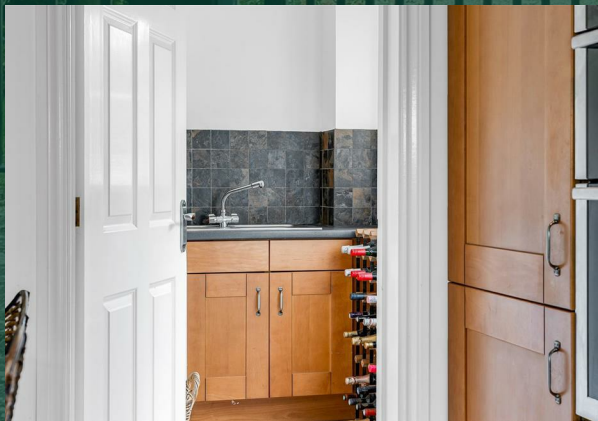
13'9" x 12'2"

Bedroom Three

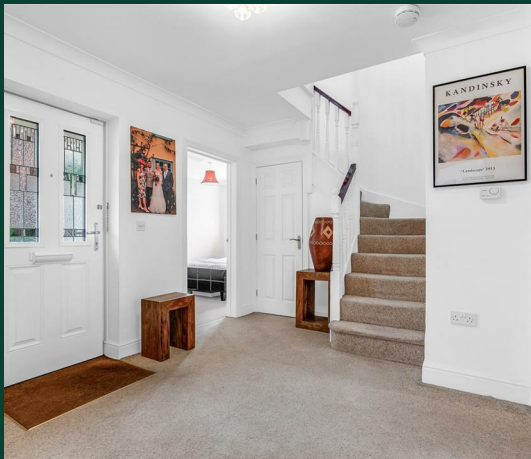
8'1" x 13'6"

Master Bedroom

13'3" x 13'10"

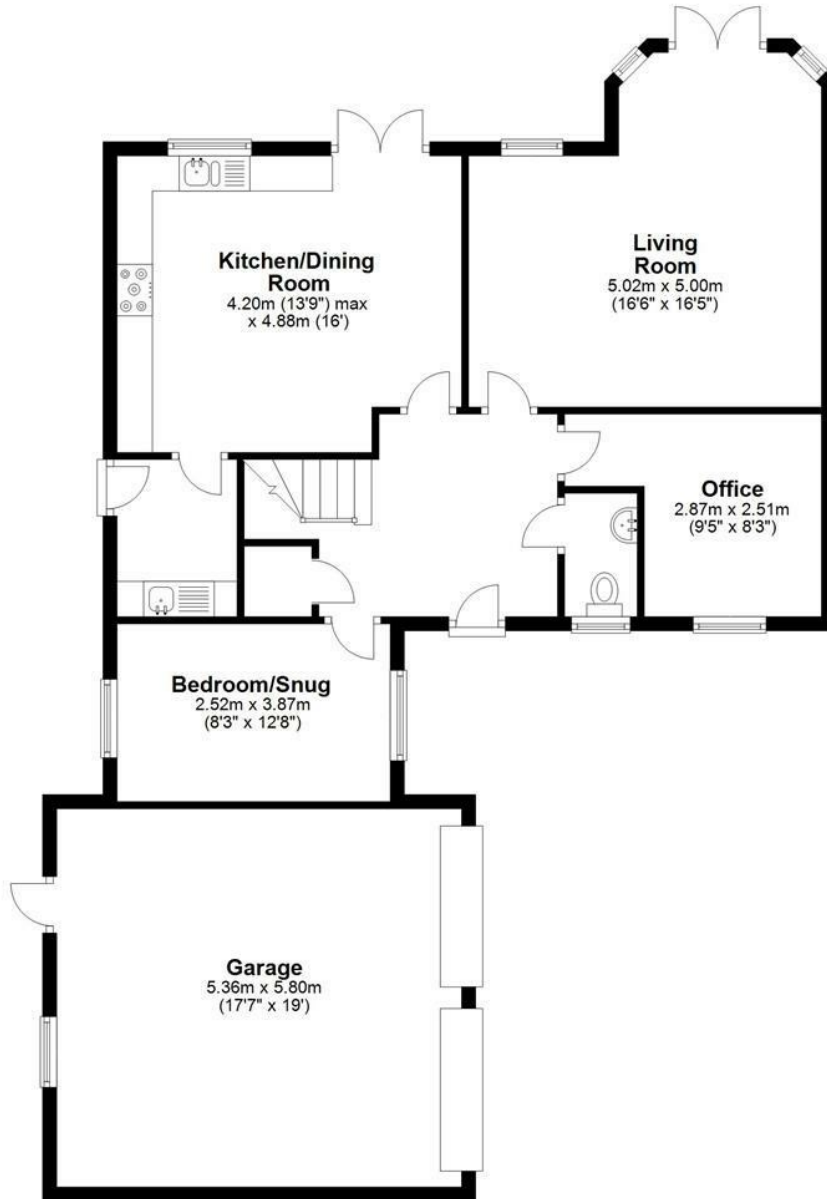






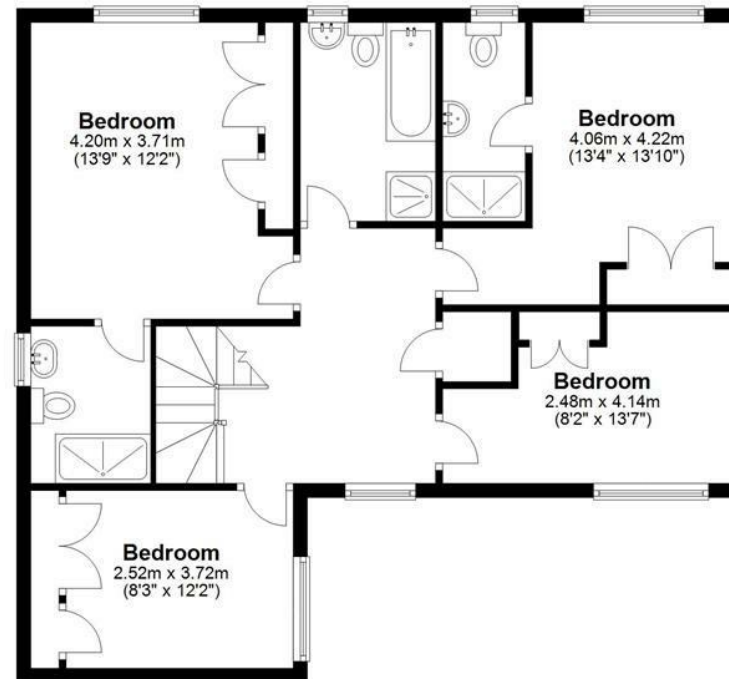
Ground Floor

Approx. 110.8 sq. metres (1192.7 sq. feet)



First Floor

Approx. 75.7 sq. metres (815.2 sq. feet)



Total area: approx. 186.5 sq. metres (2007.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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