



Salix Close, WELWYN AL6 9GP

welcome to

Salix Close, WELWYN

Welcome to Salix Close, Welwyn, a small, exclusive development built in 2016 by premium property developer, Cala Homes. Boasting over 2000 sq.ft. of living space, this well-appointed home is tucked away in a quiet close, ideally located near to two outstanding Ofsted rated primary schools and within walking distance to both Welwyn and Codicote villages with an array of popular local shops, pubs and restaurants. Offering three reception rooms as well as a meticulously designed modern kitchen, this stunning property perfectly suits family life and your entertainment needs. Internally the ground floor offers underfloor heating throughout and comprises of cloakroom, study, family lounge with French doors leading to the rear garden, dining room, modern fitted kitchen with space for dining, also with French doors to the rear garden and a utility room. Upstairs you can retreat to the tranquil master bedroom with its own en-suite and pleasant views; with four additional bedrooms and a four piece fitted bathroom, there is plenty of room for the whole family. Externally the property boasts a generous double garage with power and lighting throughout as well as beautifully landscaped front and rear gardens with fantastic views across the countryside. Further benefits include easy access to commuter links with Welwyn North train station just 1.9 miles away and the A1(M) accessible with a short drive.



Entrance Hall

Wooden flooring, underfloor heating, shoe cupboard.

Cloakroom

Tiled flooring, heated towel rail, wash hand basin, W/C, underfloor heating.

Study

9' 5" x 7' 8" (2.87m x 2.34m)
Wooden Flooring, underfloor heating.

Lounge

16' 5" x 13' 4" (5.00m x 4.06m)
Double doors to garden, wooden flooring, underfloor heating, electric fire place.

Dining Room

13' 3" x 11' 4" (4.04m x 3.45m)
Double glazed window to front, wooden flooring, underfloor heating.

Kitchen

17' 5" x 12' 7" (5.31m x 3.84m)
Double doors to garden, tiled flooring, storage cupboard, sink, gas hob, integrated microwave/oven/fridge/freezer, underfloor heating.

Utility Room

6' 4" x 5' 7" (1.93m x 1.70m)
Boiler (serviced annually), washer/dryer, sink, underfloor heating.

Landing

Storage cupboard.

Bedroom One

13' 6" x 12' 9" (4.11m x 3.89m)
Double glazed window to rear, carpet, built in wardrobe, radiator.

En-Suite

Double glazed window to rear, tiled, heated towel rail, shower cubicle, W/C, wash hand basin.

Bedroom Two

11' 4" x 13' 7" (3.45m x 4.14m)
Double glazed window to front, carpet, built in wardrobe.

Bedroom Three

13' 7" x 9' (4.14m x 2.74m)
Double glazed window to rear carpet, radiator, built in wardrobe.

Bedroom Four

13' 7" x 7' 4" (4.14m x 2.24m)
Double glazed window to front, carpet, radiator.

Bedroom Five

5' 6" x 9' 8" (1.68m x 2.95m)
Double glazed window to front, carpet, radiator.

Bathroom

Tiled flooring, shower cubicle, wash hand basin, bath, W/C, heated towel rail, extractor fan.

Garage

20' x 20' 2" (6.10m x 6.15m)
Electric door.

Additional Features

Electric car charging point, home alarm system, security cameras covering front and back of property.



Ground Floor



First Floor

Total floor area 206.4 m² (2,222 sq.ft.) approx

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.



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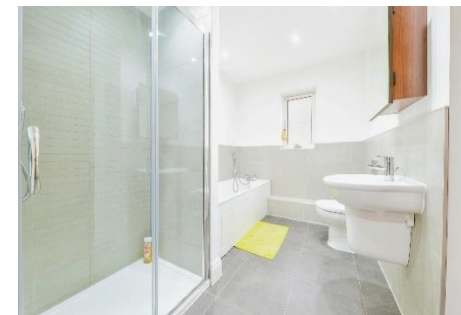
Salix Close, WELWYN

- Detached Five Bedroom House
- Three Reception Rooms
- Downstairs Cloakroom & Utility Room
- En Suite to Master Bedroom
- Over 2,000 sq.ft. of Accommodation
- Spacious Double Garage/Home Gym and Games Room
- Short Walk From 2 Desirable Village Locations and Outstanding Primary Schools
- Still Under NHBC Warranty

Tenure: Freehold EPC Rating: B

guide price

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WGN108236 - 0006

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