











Plot 1 16 School Lane

Welwyn, AL6 9PH

Set in the much sought after and very charming village of Old Welwyn, which has a rich history dating back to Roman times, a stunning semi-detached house, which forms part of a remarkable new development of just three houses. Fully constructed to a remarkable standard and ready for occupation, features include a generously equipped kitchen and beautiful bathroom suites. The bustling High Street features all manor of shops, pubs, tempting restaurants and so much more and is located a short stroll away.

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- · Brand new modern home, built to a very high standard
- · Well proportioned living room with bi-fold doors · Main bedroom with en-suite shower room, two opening onto a landscaped southerly facing
- Three off street parking spaces and EV charging
- · Impressive kitchen/Dining/Family Room with adjoining cloakroom and utility room
- further bedrooms and family bathroom
- Digswell North mainline station (1.7 miles), Welwyn Garden City shopping centre (2.9 miles)
- · Kitchen with Quartz worktops, combi and single oven, fridge and freezer, wine cooler, induction hob, dishwasher and Quooker boiling tap
- · Air source heat pump under floor heating and Narcoss approved security alarm

GROUND FLOOR

Kitchen/Dining/Family Room

25'10 max x 18'8 (7.87m max x 5.69m)

Cloakroom

Utility Room

FIRST FLOOR

Living Room

26'1 x 12'10 (7.95m x 3.91m)

Bedroom One

17' x 12' (5.18m x 3.66m)

En Suite Shower Room

SECOND FLOOR

Landing

Bedroom Two

12' max x 11'3 (3.66m max x 3.43m)

Bedroom Three

12'1 x 11'3 (3.68m x 3.43m)

Family Bathroom

EXTERNALLY

Off Street Parking for 2 cars

Landscaped Garden



Directions

















First Floor **Ground Floor Second Floor** Approx. 54.5 sq. metres (586.4 sq. feet) Approx. 54.2 sq. metres (583.5 sq. feet) Approx. 31.8 sq. metres (341.9 sq. feet) Utility Living **Bedroom 3** Room Room 3.69m (12'1") x 3.43m (11'3") max 3.92m x 7.94m (12'10" x 26'1") Bathroom Kitchen/Dining/Family Room 5.68m (18'8") x 7.88m (25'10") max Landing En-suite Bedroom 2 Bedroom 1 3.65m x 5.17m (12' x 17') 3.65m (12') max x 3.43m (11'3") Hall

Total area: approx. 140.5 sq. metres (1511.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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