

## Plot 2 16A 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 manner of shops, pubs, tempting restaurants and so much more and is located a short stroll away.

**Asking price £750,000**

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- Brand new modern home, built to a very high standard
- Well proportioned living room with bi-fold doors opening onto a landscaped southerly facing garden
- Two off street parking spaces and EV charging point
- Impressive kitchen/Dining/Family Room with adjoining cloakroom and utility room
- Main bedroom with en-suite shower room, two further bedrooms and family bathroom
- Digsweil 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

Entrance Hall

Kitchen/Dining/Family Room

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

Cloakroom

Utility Room

## FIRST FLOOR

Living Room

25'10 x 12'10 (7.87m x 3.91m)

Bedroom One

17' x 12 (5.18m x 3.66m)

En Suite Shower Room

## SECOND FLOOR

Bedroom Two

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

Bedroom Three

11'11 max x 11'3 (3.63m max x 3.43m)

Family Bathroom

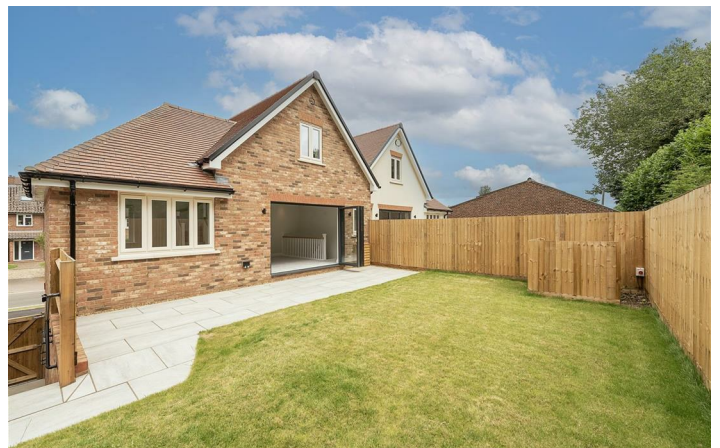
## EXTERNALLY

Off Road Parking For 2 Cars

Landscaped Garden



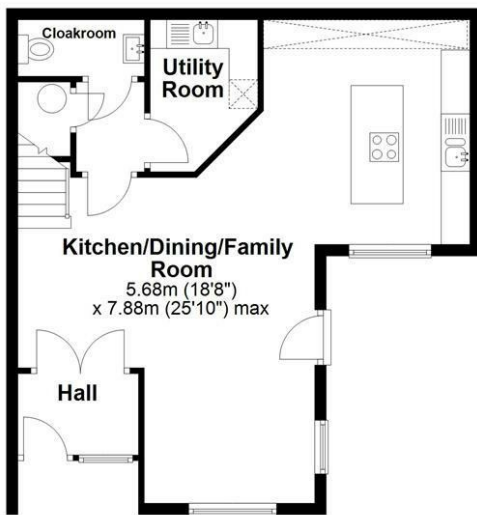
[Directions](#)



# Floor Plan

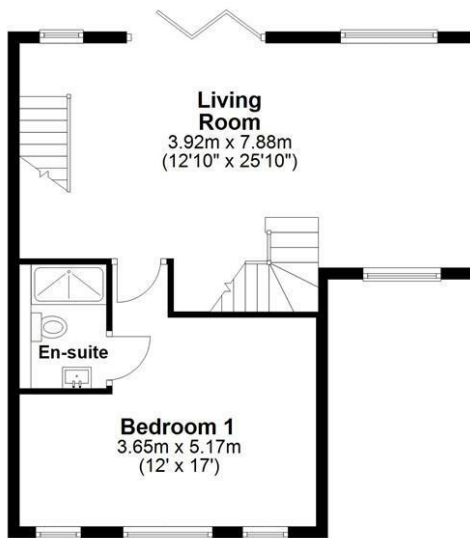
## Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



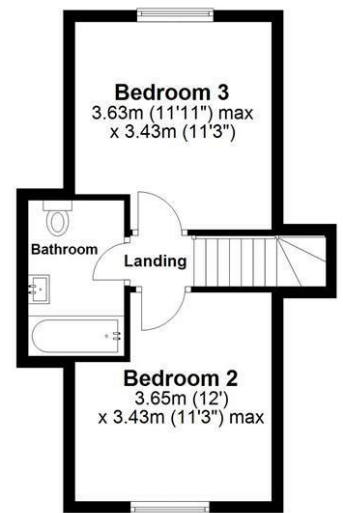
## First Floor

Approx. 54.5 sq. metres (587.2 sq. feet)



## Second Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 140.5 sq. metres (1512.4 sq. feet)

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

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	