



Connells

Whetstone Court
Welwyn



Property Description

This property has ownership age restrictions. Residents must be aged 35 years or over. Children under 12 may stay for up to 12 weeks per calendar year, while children aged 12 and over may live at the property without restriction.

Chain free - exclusive private development - Oaklands location

This attractive three bedroom detached home is situated within a highly desirable private cul-de-sac in the sought after Oaklands area of Welwyn. The development is privately maintained by a residents association for a small annual fee and offers a peaceful residential setting.

The property provides spacious and versatile accommodation throughout. A welcoming entrance hall leads into a generous open plan lounge and dining room measuring over 20ft in length, offering an excellent space for both relaxing and entertaining. A feature fireplace provides a focal point while double doors lead through to an impressive conservatory with a tiled roof, creating a bright garden room that can be enjoyed all year round. French doors open onto the rear patio and garden.

The adjoining kitchen offers a range of wall and base units with integrated appliances and access to a useful utility/laundry room with sink and door to the rear garden. A ground floor cloakroom completes the downstairs accommodation.

Upstairs there are three bedrooms, two of which are comfortable doubles. The principal bedroom benefits from its own ensuite shower room, while a family bathroom serves the

remaining bedrooms.

Lounge/ Diner

18' 6" x 18' (5.64m x 5.49m)

Kitchen

15' 10" x 8' 2" (4.83m x 2.49m)

Utility Room

8' 2" x 5' 2" (2.49m x 1.57m)

Garage

18' 1" x 8' 10" (5.51m x 2.69m)

Conservatory

16' 5" x 9' 1" (5.00m x 2.77m)

Bedroom 1

14' x 12' 5" (4.27m x 3.78m)

En-Suite

7' 2" x 5' 9" (2.18m x 1.75m)

Bedroom 2

14' 6" x 12' 5" (4.42m x 3.78m)

Bedroom 3

15' 1" x 9' 7" (4.60m x 2.92m)

Bathroom

9' 3" x 6' 4" (2.82m x 1.93m)

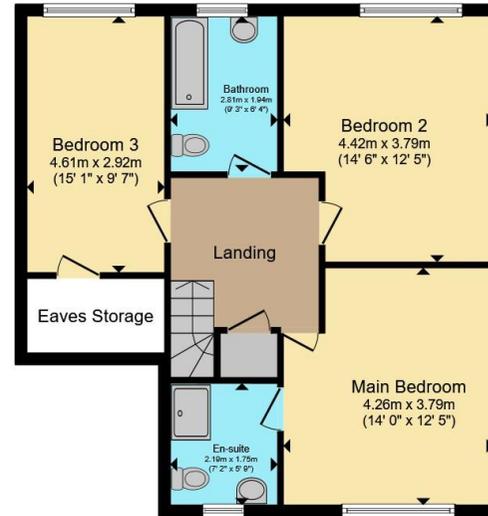








Ground Floor



First Floor

Total floor area 147.7 m² (1,590 sq.ft.) approx

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.propertybox.io



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: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WWY306910



1. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY306910 - 0003