



Because property is personal with...

Meadow Way, Codicote

BELVOIR!

Offers in excess of £575,000



Key Features

- Spacious four-bedroom semi-detached family home
- Double and side extensions completed in 2020
- New kitchen, bathroom, boiler & fuse board
- Plumbed underfloor heating (2020 renovation)
- Stunning open-plan kitchen/diner/family room with bi-folds
- Cosy lounge with feature fireplace
- EPC rating TBC





Belvoir Welwyn are delighted to present this spacious and immaculately presented four-bedroom family home, ideally located on the popular Meadow Way in the heart of Codicote. The property has been comprehensively updated and extended in 2020 with a double and side extension, a new kitchen, new bathroom, new boiler, new fuse board, and plumbed underfloor heating throughout much of the ground floor — creating a modern, energy-efficient home finished to a superb standard.

The ground floor features an inviting entrance lobby with space for coats and shoes, a ground floor cloakroom, and a cosy lounge complete with a feature fireplace. The stunning open-plan kitchen/diner/family room sits at the rear of the home, forming the heart of the property — ideal for entertaining and family living. Fitted with Neff integrated appliances and contemporary units, the kitchen opens through bi-fold doors onto the beautifully landscaped rear garden, seamlessly connecting indoor and outdoor spaces. A separate utility room provides additional practicality. Upstairs are four generous bedrooms, including a principal bedroom with walk-in wardrobe, and a modern four-piece bathroom suite featuring both a bath and separate shower. The loft is fully boarded and insulated, offering excellent storage and future potential (STPP).

Externally, the property enjoys a landscaped rear garden with a patio area perfect for outdoor dining, side access to the front, and a vegetable patch at the end of the garden. A large bespoke outbuilding, currently used as a gym and fitted with power and lighting, offers flexibility for home working or leisure. To the front, there is driveway parking for multiple vehicles.

Perfectly positioned just a short walk from Codicote High Street, residents benefit from local shops, cafes, pubs, and a welcoming village community. Codicote C of E Primary School is just 0.3 miles away, while Monk's Walk Secondary School in Welwyn Garden City is around 3.5 miles. For commuters, Welwyn North Station is approximately 3.8 miles, providing direct services into London, with easy access to the A1(M) for road travel. This home offers the perfect combination of space, style, and village convenience.

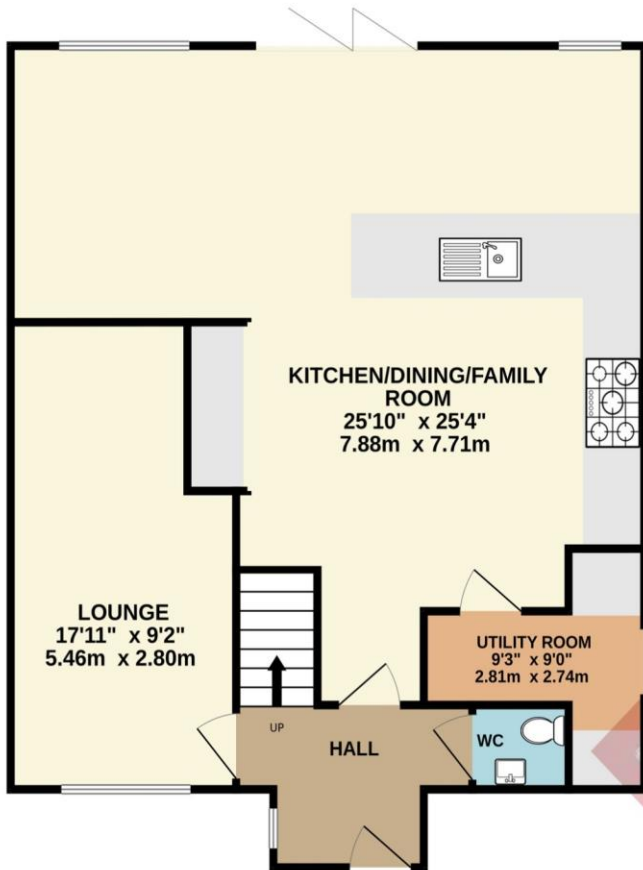
Agent's Notes

Belvoir are advised:
Council tax - North Hertfordshire band D

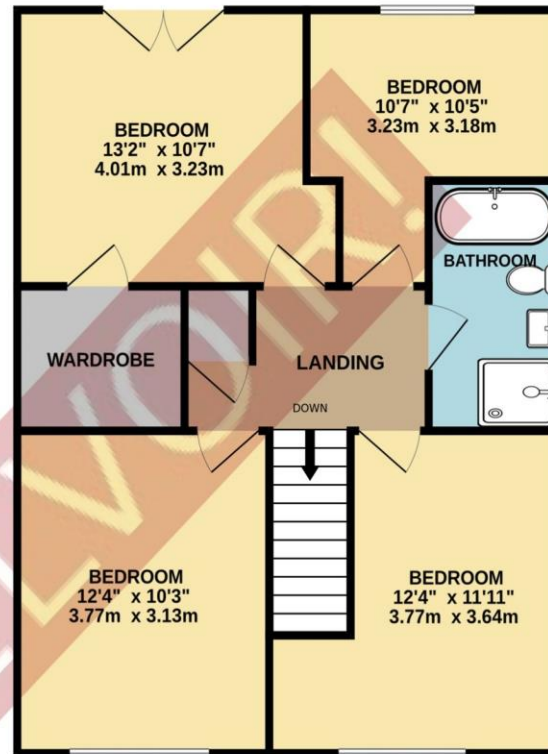
Belvoir Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

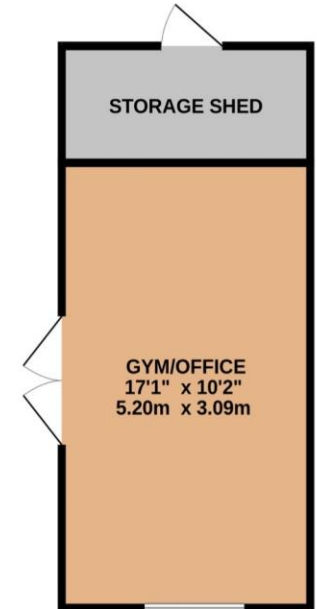
GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



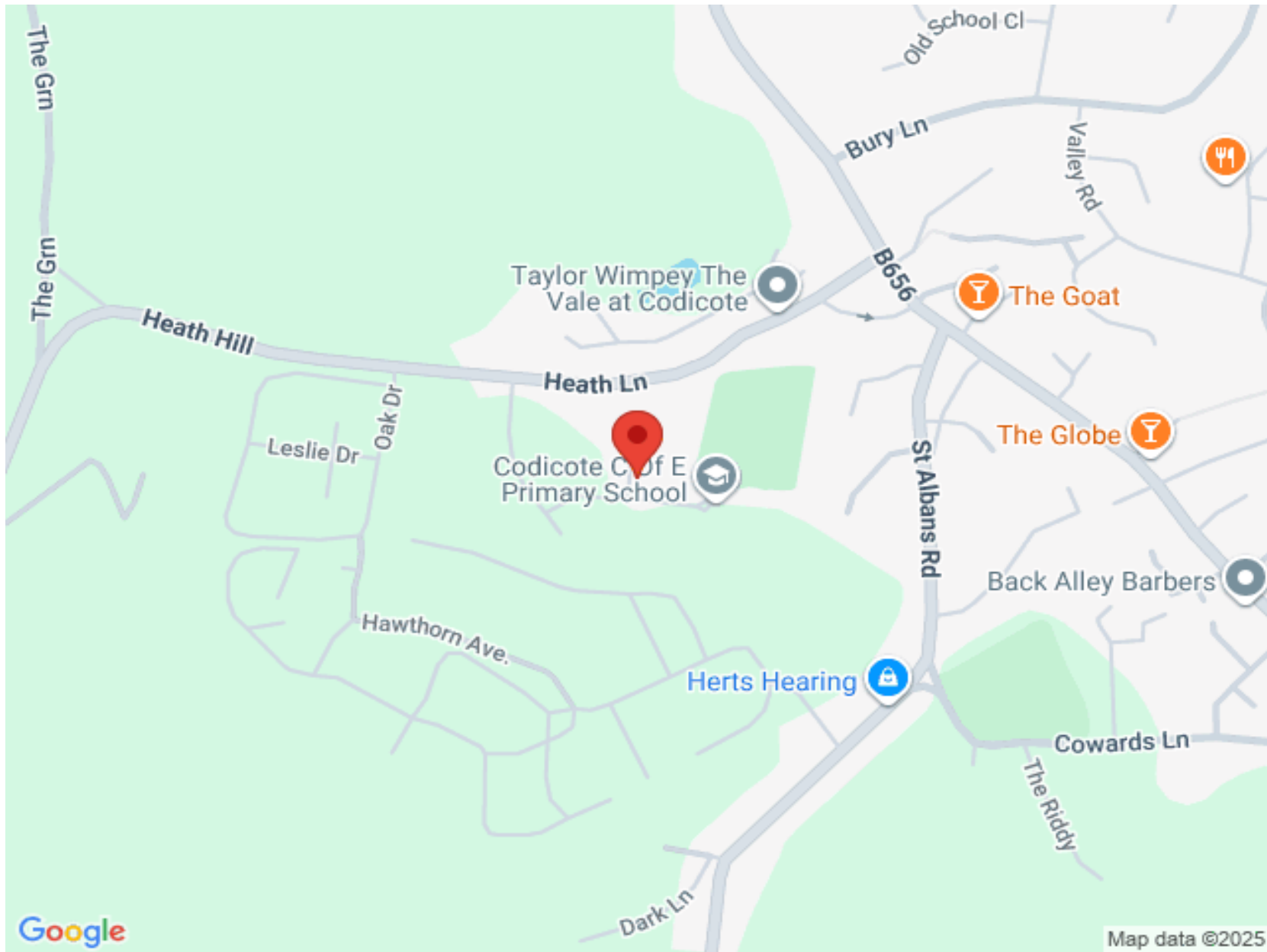
OUTBUILDING
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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