



Plot A Farmhouse Gardens, Nup End Old Knebworth, SG3 6QJ

This impressive detached residence is one of just three brand new homes which are currently under construction by reputable builder Hannah Homes. This is the largest of the properties and has thoughtfully planned living space which incorporates a high end specification from top to bottom.

Notable features include a high end kitchen by 'Bell Kitchens' beautiful sanitaryware by Vado.

PLEASE NOTE: The measurements have been scaled from plans and are likely to differ from actuals. As soon as it is possible to physically measure room sizes, then we will do so

Asking price £1,100,000

Plot A Farmhouse Gardens, Nup End

Old Knebworth, SG3 6QJ



- The largest of just three brand new detached properties by reputable builder Hannah Homes.
- Air source heat pump serving underfloor heating the the ground floor and radiators on the first floor
- Bradstone Monksbridge block paving for the front drives
- High end fitted kitchens with Quartz worktops by Bell Kitchens
- Mini Stonewold roof tile in Farmhouse red and Ivanhoe cottage blend brickwork
- Nup End is located at the South Western end of Old Knebworth, bordering the Knebworth House estate
- Generous selection of integrated appliances by Bosch and American style fridge/freezer
- Stunning Vado Bathroom suites all with Vado fittings and porcelain tiles floor to ceiling
- Hitchin Town Centre (6.7 miles), Knebworth Station (1.8 miles), Welwyn Garden City Town Centre (6.4 miles)

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

15'9 x 12' (4.80m x 3.66m)

Home Office

11'10 x 11'7 (3.61m x 3.53m)

Kitchen/Dining/Family Room

30'6 x 21'1 (9.30m x 6.43m)

Utility Room

11'7 x 5'7 (3.53m x 1.70m)

FIRST FLOOR

Landing

Principal Bedroom

21'1 x 18' (6.43m x 5.49m)

En Suite Shower Room

Bedroom Two

21'1 max x 12'2 (6.43m max x 3.71m)

Bedroom Three

15'8 max x 13'3 (4.78m max x 4.04m)

En Suite Shower Room

Bedroom Four

11'3 x 9'4 (3.43m x 2.84m)

Family Bathroom

EXTERNALLY

Garage

Off Street Parking

Gardens

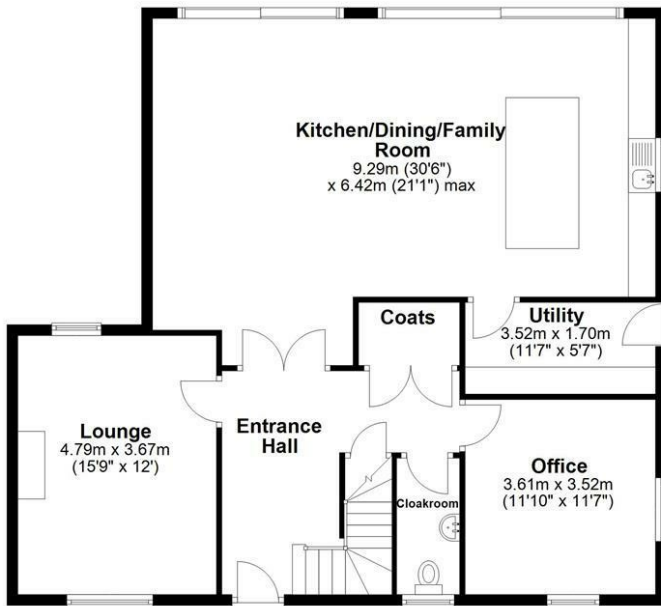


Directions

Floor Plan

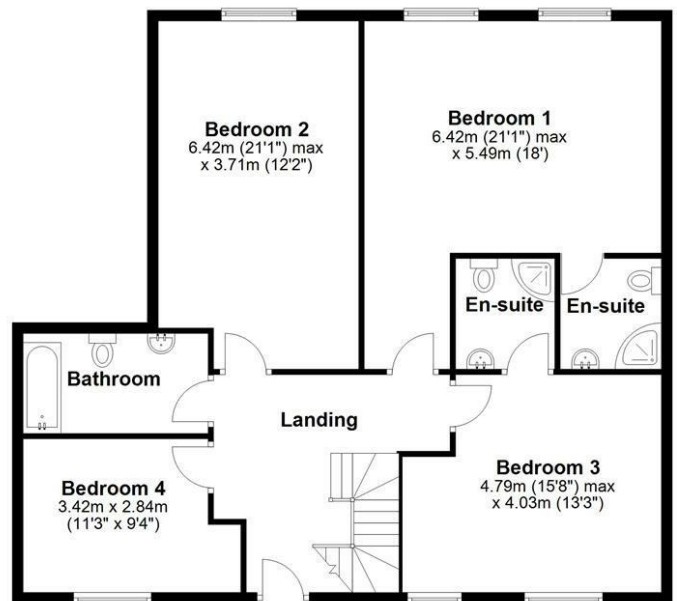
Ground Floor

Approx. 110.9 sq. metres (1193.7 sq. feet)



First Floor

Approx. 110.0 sq. metres (1184.5 sq. feet)



Total area: approx. 220.9 sq. metres (2378.2 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	