



## Plot One

16, School Lane, Welwyn,  
Hertfordshire, AL6 9PH  
£850,000

COUNTRY PROPERTIES  
PART OF HUNTERS

One of three brand new three story houses being constructed by Tilsworth developments within a stone throw of the village centre.

- Highly individual design
- Stones throw of village centre.
- Three bedrooms and two bathrooms
- Feature first floor Sitting room
- High specification throughout
- Parking for two vehicles
- Luxury fitted kitchen with appliances.
- Southerly facing rear garden
- Ten year structural warranty
- Nacoss approved alarm system.
- Overall floor area 1502 sqft

#### **Entrance Lobby**

Solid entrance door with side panel leading to lobby, double doors to dining/family area

#### **Dining/Family area**

5.6m x 3.3m (18' 4" x 10' 10" )  
Window to front, opens to kitchen/utility/cloakroom.

#### **Kitchen**

7.95m x 3.95m (26' 1" x 13' 0")

#### **Utility room**

2.75m x 1.90m (9' 0" x 6' 3")

#### **Cloakroom**

#### **Upper ground floor**

#### **Reception area**

8m x 4.7m (26' 3" x 15' 5") Doors onto terrace

#### **Master Bedroom**

5.3m x 3.7m (17' 5" x 12' 2") Window to front.

#### **Ensuite Bathroom**



## First floor

### Landing

### Bedroom Two

3.6m x 3.4m (11' 10" x 11' 2")

Window to rear.

### Bedroom Three

3.7m x 3.4m (12' 2" x 11' 2")

Window to front.

### Shower Room

### Outside

### Front of house

There is landscaping to the front with two allocated car standing spaces.

### Rear Garden

Southerly facing elevated terrace.

## Specification

Nacoss approved alarm system-----

CAT 6 cabling/sky/TV to all

bedrooms-----Highly efficient Air

source heat pump system with

underfloor heating controlled by

digital wall thermostats-----

Porcelanosa Sanitary ware and tiles

fitted to all bathrooms and ensuites---

--Fitted carpets and quality ceramic

floor tiling-----LED downlights

throughout-----Fully fitted kitchen

with quartz worktops . Appliances to

include combi oven, single oven, tall

fridge and seperate tall freezer, wine

cooler, hob, Quooker hot water tap ,

dishwasher-----

Aqualisa controlled showers-----

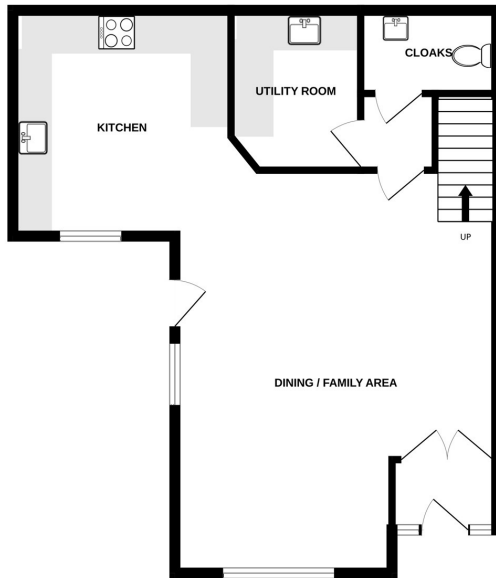
Electric vehicle charging points-----

Fully landscaped gardens with

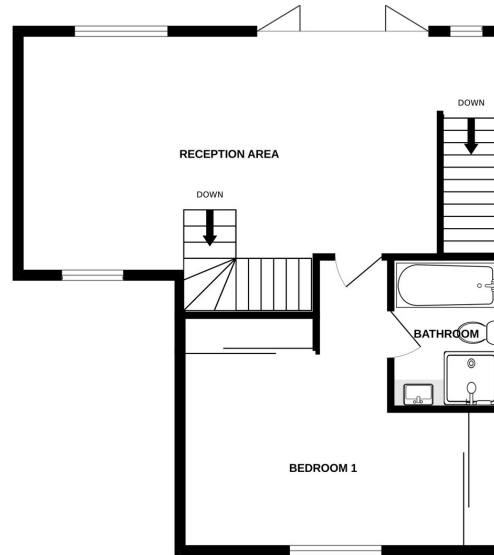
patios.-----10 year structural

warranty.

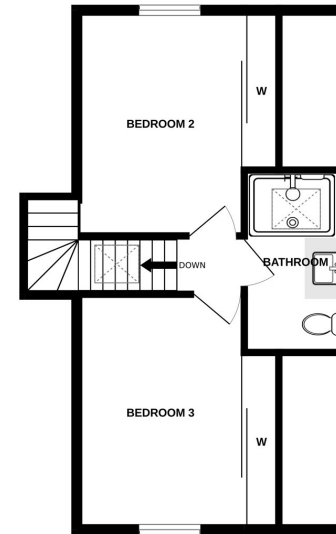
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1502sq.ft. (139.5 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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Viewing by appointment only

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