



10 Duncan Close, Welwyn Garden City, Hertfordshire, AL7 3XP

- PLANS APPROVED FOR GROUND FLOOR EXTENSION
- DRIVEWAY & GARAGE
- WALKING DISTANCE TO TOWN AND MAINLINE STATION
- LEAFY CUL-DE-SAC
- CONSERVATORY
- PRETTY GARDEN
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

A very well presented three bedroom family home positioned at the heart of a small and leafy CUL-DE-SAC. Located JUST A STONES THROW FROM THE MAINLINE STATION AND THE TOWN CENTRE. In a small unique terrace of just three alike homes is this a very well looked after property which offers plenty of bonus features such as a LARGE DRIVEWAY AND GARAGE. PLANS ARE APPROVED FOR A SINGLE STOREY GROUND FLOOR EXTENSION. The ground floor comprising a large through lounge/diner, conservatory, separate kitchen and w/c. Upstairs the property offers three bedrooms and a large family bathroom. A cosy much loved home and a viewing comes highly recommended. Duncan Close is a small family community which is ideally located to all conveniences such as the Woodhall shops and well regarded primary schools. Easy commute, the A414 and A1M is easily accessible.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Handy coat hanging area, w/c, garage and living room access leading off.

W/C

Low level w/c, wash hand basin, window for ventilation.

LIVING ROOM

A spacious room which offers a dedicated lounge and dining area. Dual aspect with views to the front and rear elevations.

KITCHEN

A galley style kitchen with a large range of wall and base units to three sides. Integrated eye level double oven, inset hob with extraction. Washing machine and dishwasher to remain. Tiled floor, splash backs and under counter lighting.

CONSERVATORY

Tiled floor, there is also radiator heating. French doors out to the rear garden.

FIRST FLOOR

LANDING

Gallery style landing, loft access with installed loft ladder.

BEDROOM ONE

Fitted alcove storage cupboard. Window to the rear elevation.

BEDROOM TWO

Window to the front elevation.

BEDROOM THREE

Currently being used as a dressing room, this room makes the ideal nursery or dedicated office space. Window to the front elevation.

BATHROOM

A sizeable bathroom, low level w/c, pedestal sink, panel bath with shower over. Airing cupboard housing the boiler and cylinder tank. The walls and floor are tiled. Window to the rear elevation for ventilation.

OUTSIDE

REAR GARDEN

Natural stone patio to the immediate rear, the middle part of the garden is laid to lawn. Large timber shed to remain. Mature borders. There is gated rear access.

GARAGE

Electric roller shutter door. Power and light. A versatile room currently laid with hard PVC flooring which can remain. Could be converted into a habitable space (stpp) or even a utility room.

DRIVEWAY

Block paved driveway providing off street parking for two - three cars. Additional unrestricted street parking.

COUNCIL TAX BAND D

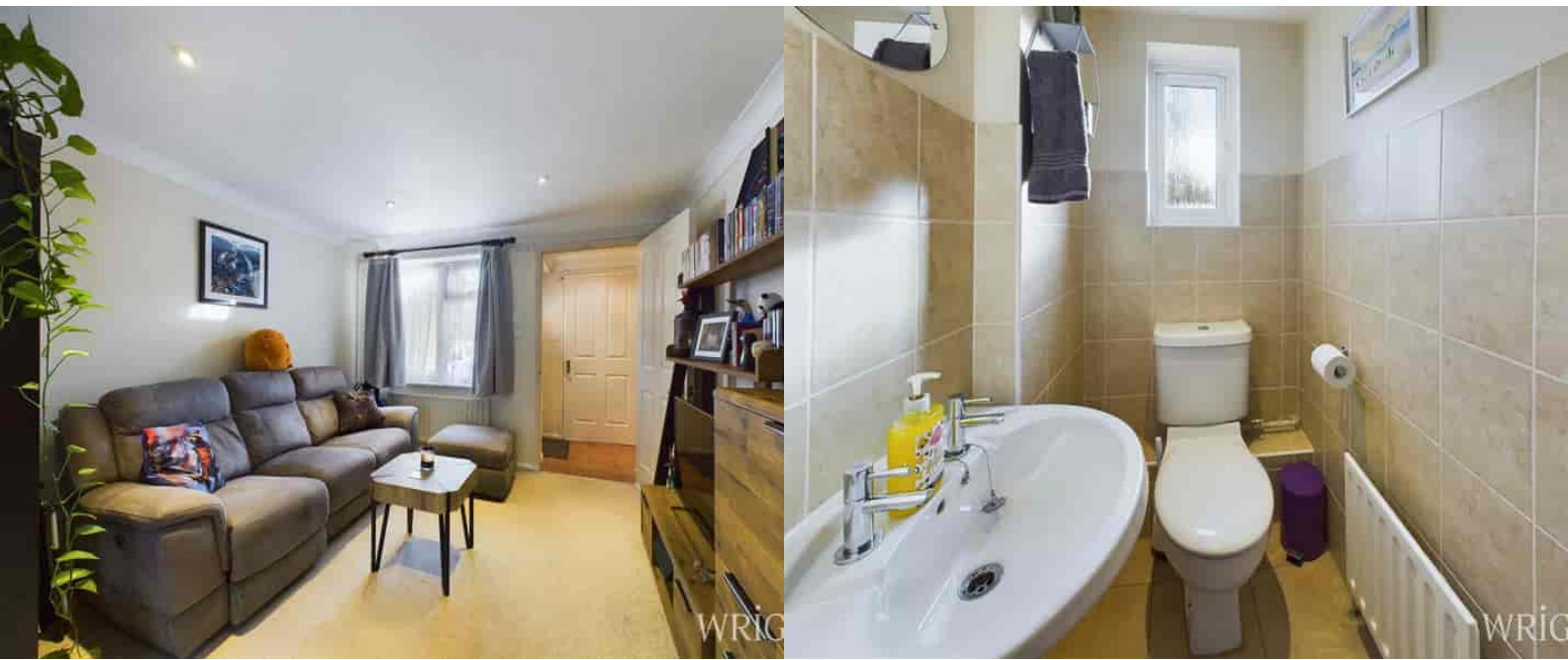
£2,085.31

WHAT THE OWNERS SAY

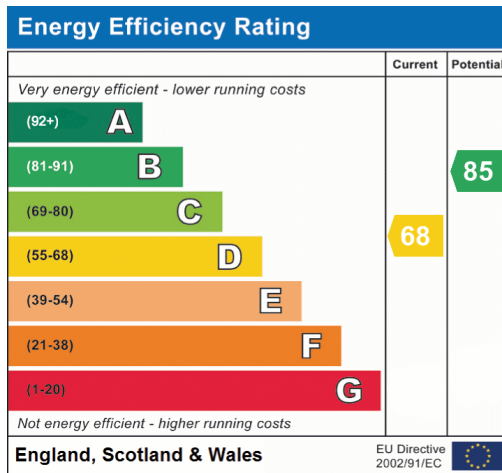
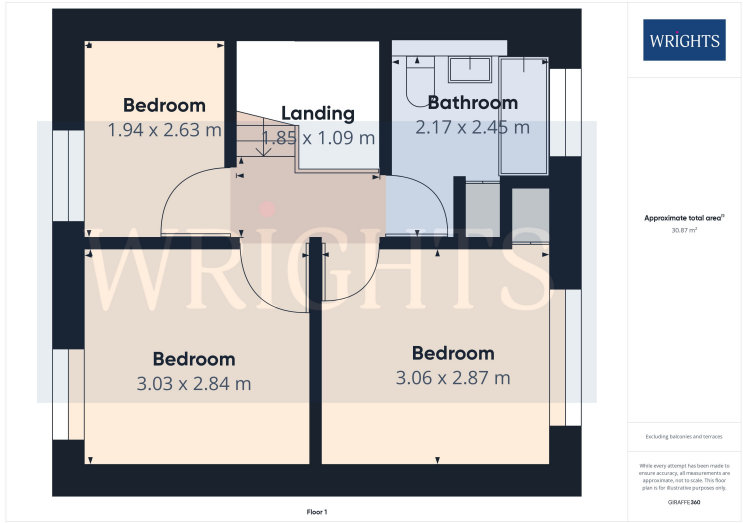
"This house has served us so well as a first home, the versatility of the space and its location appealed to us from the get go. It has the friendly cul-de-sac feel but the convenience in all directions, you can walk to the train station within 15 minutes and an even shorter walk down the road to the local Woodhall shops, take aways and Simmons bakery - many sausage rolls have been consumed!"

ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



FLOORPLAN & EPC



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