



10 Digswell Lodge

Digswell Rise, Welwyn Garden City,
Hertfordshire, AL8 7NU

£2,250 pcm

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properties

Location, Location, Location... this three-bedroom home on the sought-after West side of town and located within a less than half-mile radius of the town offers accommodation over three floors with an impressive lower ground-floor bedroom suite, a four-piece bathroom suite with Bath and separate shower cubicle, parking, and a south-facing rear garden. The property has just been decorated and recarpeted throughout and is available immediately.

- 3 good sized bedrooms
- Recently refurbished
- Located withing half a mile radius of the town
- South facing rear garden
- Allocated & visitor parking available

Ground Floor

Entrance Hall

Timber frame double glazed door leading through to entrance hall. Ceiling coving wall light point. Storage cupboard with shelving within. Doors to living room, kitchen and cloakroom. Stairs to lower ground floor. Radiator.

Cloakroom

Double-glazed multi-pane window to front with obscured glass. Ceramic floor tiling. Dual flush low-level WC. Pedestal wash hand basin with mixer tap over. Radiator. Ceiling coving. Extractor fan. Sunken ceiling downlighter.

Kitchen

Multi pane double glazed window to front. Black marble effect laminate worktop with stainless steel 1 ½ bowl sink unit and mixer tap over. Timber-fronted cupboards above and below. Stainless steel electric oven with further stainless steel four burner gas hob over and stainless steel chimney style extractor above. Integrated fridge/freezer. Washing machine and slimline dishwasher. Ceramic floor and wall tiling. Under cupboard worktop lighting. Extractor fan. Ceiling coving. Sunken ceiling downlighters.

Living Room

Feature exposed brick chimney breast with black tiled hearth. Electric flame effect wood burner style heater within. Four wall light points. Sunken ceiling downlighters. Two radiators. Two double-glazed multi-pane windows to the rear garden. Multi-pane French doors leading out to the rear garden. Stairs to the first floor.



Lower Ground Floor

Bedroom Suite

The lower ground floor has a master bedroom suite with two UPVC double-glazed windows to the rear. An extensive bedroom, with ceiling coving and sunken ceiling downlighters leads onto a further dressing area with two large walk-in cupboards and a further under-stair storage cupboard This also could be used as office space if working from home.

First Floor

Landing

Loft Access. Wall light uplighter. Doors to bedrooms and bathroom. Ceiling coving.

Bedroom Two

Multi-pane double-glazed window to rear. Radiator. Ceiling coving. Television point. Built-in cupboard housing pressurised hot water cylinder.

Bathroom

A four-piece bathroom suite comprising of a panel bath with mixer tap over. Low-level dual flush WC pedestal wash hand basin with mixer tap over. Walk-in shower cubicle with thermostatically controlled shower. Ceramic wall tiling. Ceramic floor tiling. Electric shaver point. Chrome effect heated towel rail. Sunken ceiling downlighters. Extractor fan.

Outside

Front Garden

Small lawned garden with a footpath and a covered porch leading to the front door.

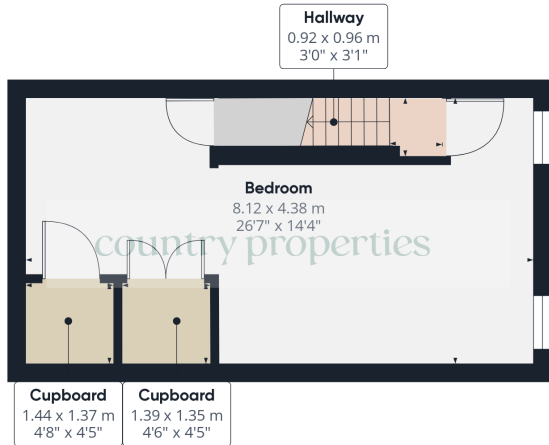
Rear Garden

A South facing rear garden with flagstone patio area immediately to the rear of the property. Lawned area with steps leading up to a further lawned area with timber playhouse. Gated access to the rear, timber fence and hedge surround.

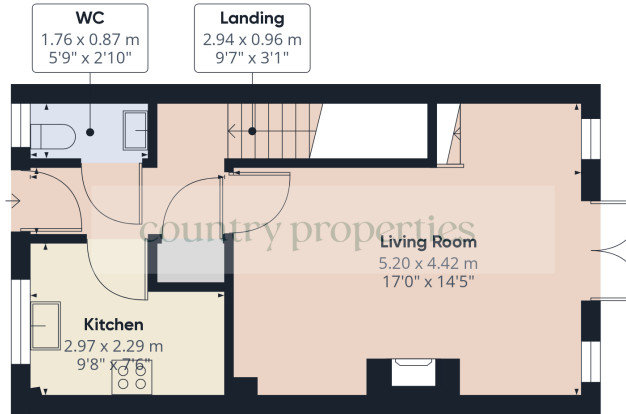
Parking

The property is located within a private development with both allocated and visitors parking bays.

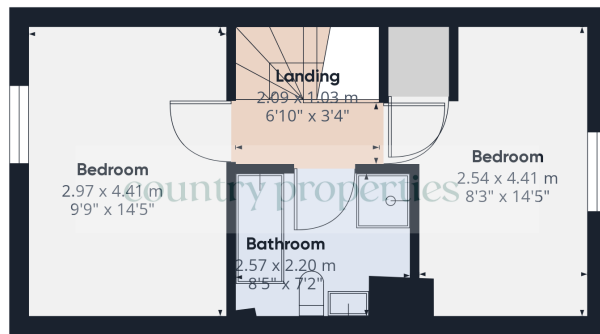




Lower Ground Floor



Ground Floor



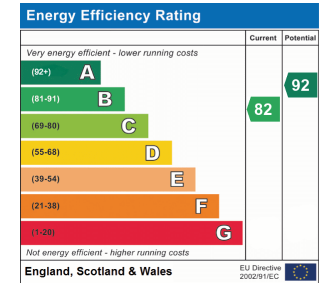
Floor 1

Approximate total area⁽¹⁾
97.95 m²
1054.33 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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