



GODFRIES CLOSE



2 Godfries Close, Tewin, WELWYN, Hertfordshire AL6 0LQ

£525,000 - Freehold



Property Summary

Life at the heart of Tewin Village! Wrights are excited to present this beautifully maintained three bedroom family residence, nestled in one of Hertfordshire's most picturesque countryside settings. Lovingly cared for by the current homeowners, this property offers a turnkey solution for effortless living. Inside, you'll find a lovely through lounge that provides delightful views to the east and west, complemented by a refurbished bathroom and a convenient ground floor W/C. The property includes a garage for added convenience and features a low-maintenance garden, perfect for enjoying the outdoors without the hassle. Beyond your doorstep, immerse yourself in stunning views of rolling countryside, making this the ideal family home situated in a peaceful and tranquil close. The village boasts an array of amenities, including a village green, a cricket pavilion, tennis courts, and the Tewin Orchard nature reserve. For those seeking dining options, the local pub, known for its hearty meals and cozy log fire, is just a short stroll away. The location is also ideally positioned close to Welwyn Garden City and Hertford, both of which offer mainline stations, as well as Welwyn North station. Families will appreciate the renowned Tewin Cowper Primary School being within the village. Energy Rating: D.

Features

- GARAGE AND AMPLE PARKING
- CUL-DE-SAC
- TEWIN VILLAGE LOCATION
- VIEWS OF HERTFORDSHIRES ROLLING COUNTRYSIDE
- THREE BEDROOMS
- UPGRADED BATHROOM
- GROUND FLOOR W/C
- A SHORT DISTANCE FROM WELWYN NORTH MAINLINE STATION

## Room Descriptions

### WELCOME TO GODFRIES CLOSE

Approach the quiet close from the winding country road and find yourself in a quiet setting. Godfries Close offers a range of family homes and a real community feel. The ground floor offers a superb East to West facing aspect, the through lounge/ dining room is perfect for family meals and gatherings. The kitchen offers a lovely range of high gloss units and plenty of space for culinary experts. There is also a handy w/c for convenience.

### HEAD ON UP

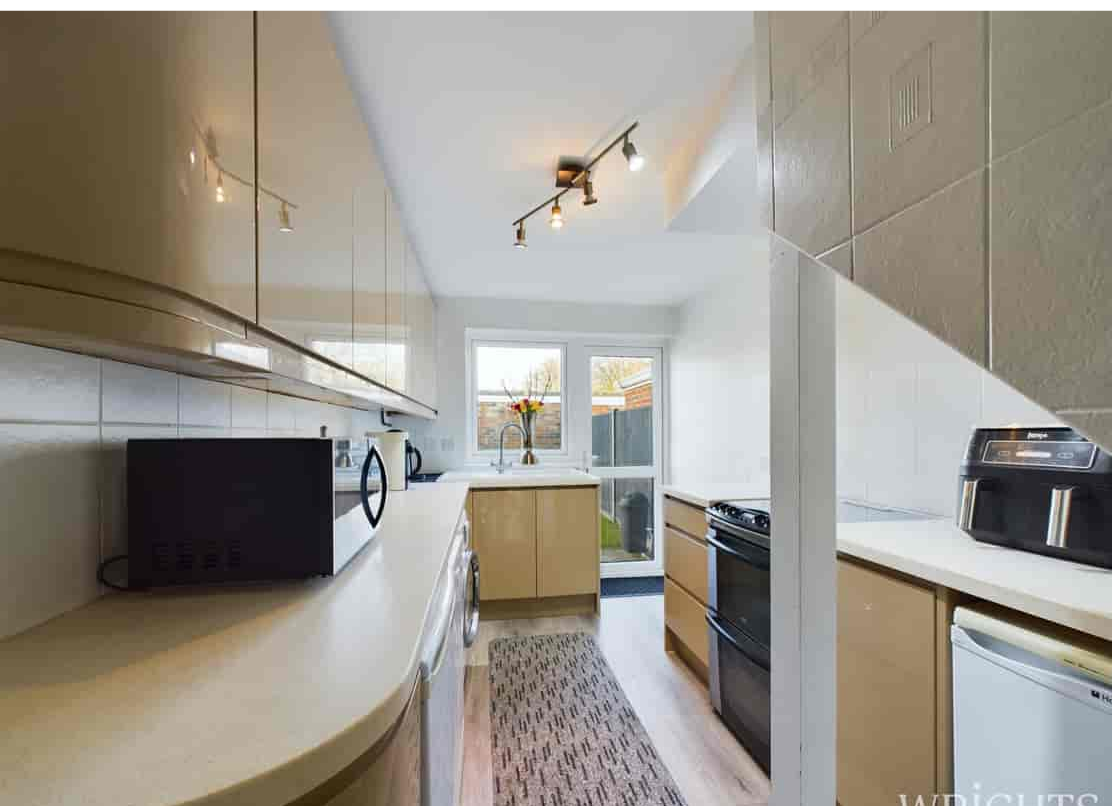
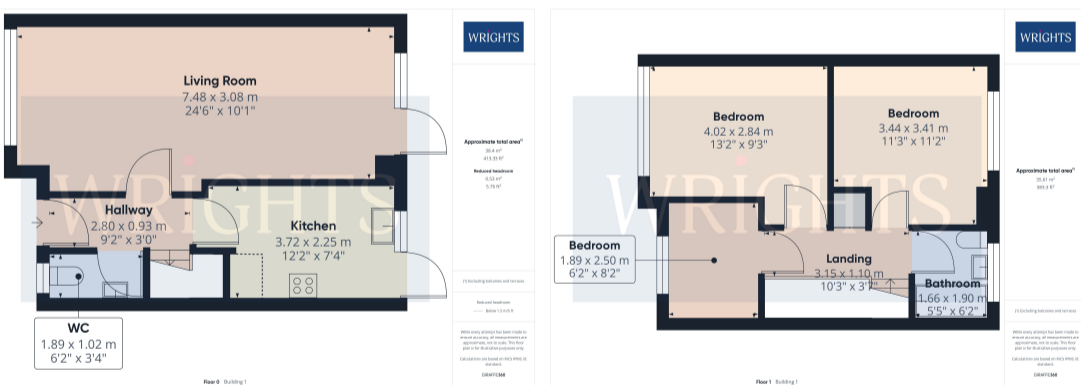
The landing is spacious and includes the airing cupboard and large pull down loft access with ladder. The homeowners have added boarding to the loft. Bedrooms one and two are large doubles and bedroom three is very versatile, currently being used as a home office. The luxury bathroom has been renovated by the homeowners, creating a modern and stylish feel.

## TOUR THE GROUNDS

The rear garden has been designed for convenience. A low maintenance garden with a natural stone patio and further decking for those sunny evenings. The middle is laid to lawn. For added convenience, there is a pedestrian gate to the rear yard and the garage offers pedestrian access from the garden. The garage also has power and light. The front garden is of a good depth and laid to lawn.

### ABOUT TEWIN VILLAGE

Tewin has most of the features typical of quintessential English country villages, a Church, two pubs, a village green, a red telephone box and a shop, there is also a cricket grounds with pavilion, tennis courts and bowling green. The village is set in a superb rural landscape which retains many features characteristic of ancient countryside and which supports a rich variety of wildlife. The village contains areas set aside for the Hertfordshire Wildlife Trust which are carefully managed by volunteers. Shopping and leisure facilities can be found approximately three miles away in Welwyn Garden town centre and the historic market town of Herford which is only four miles away.



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         |                         |
| (81-91)                                     | B |         | 87                      |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D | 68      |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |