



14 The Holt, WELWYN GARDEN CITY, Hertfordshire AL7 2HU

£700,000 - Freehold

Property Summary

A one of a kind FOUR DOUBLE BEDROOM DETACHED family residence at the heart of a exclusive CUL-DE-SAC. Having been HEAVILY EXTENDED TO TWO STOREYS, this versatile home offers superb accommodation in excess of 1450 SQ/FT. This one of a kind property offers a SHOW STOPPING OPEN PLAN KITCHEN LIVING AREA with HIGH END APPLIANCES and BI-FOLD DOORS to the garden. There are THREE RECEPTION ROOMS to enjoy, ideal for family living or working from home. Upstairs there are four spacious bedrooms and an EN-SUITE to the principal bedroom plus a large family bathroom. Externally the home offers a LARGE DRIVEWAY and professionally landscaped gardens to enjoy. The Holt is a sought after close constructed in the 90's with a friendly welcome. Conveniently located, the A14 and A1M are close by whilst a short drive will see you in the town centre and mainline station. For the growing family, renowned schools are easily accessible and countryside walks are on your doorstep. A must view property to appreciate the hard work to date.

Features

- DOUBLE STOREY EXTENDED
- TWO BATHROOMS TO THE FIRST FLOOR PLUS GROUND FLOOR W/C
- BESPOKE KITCHEN WITH FITTED APPLIANCES AND QUARTZ WORKTOPS
- THREE RECEPTION ROOMS
- BI-FOLD DOORS OUT TO THE REAR GARDEN
- FOUR DOUBLE BEDROOMS
- LARGE DRIVEWAY
- EXCLUSIVE CUL-DE-SAC
- SPACIOUS AND VERSATILE ACCOMMODATION
- COMPLETE ONWARD CHAIN

Room Descriptions

WELCOME TO THE HOLT

Enter the cul-de-sac with its blend of exclusive homes, The Holt is packed with charm and a friendly welcome with its residence. Positioned at the end of the street behind its mature laurel hedgerow and deep driveway, you will instantly appreciate the charm of this great home. A labour of love for the current family in their nine years of ownership and having purchased the residence off of the original owner! The family have grown into the home and have carefully considered its design when undertaking their substantial expansion for their ever growing family. The ground floor offers a porch for the formal welcome. A spacious living/ dining room creates a calming note for the dinner with guests or a relaxing evening, there is a triple aspect to this room. Leading off to the side is another reception room, offering great flexibility, this room is currently being used as a home gym however has previously served as a play room or home office.

CONTINUE THE TOUR

The show stopping open plan kitchen living area is just the wow factor of the home. A superb space for entertaining with its large island and bar stool area, living area and a further office/ snug space. The Bi-fold doors open out to the porcelain patio area creating yet another room to the home. The bespoke kitchen is finished in a sleek high gloss grey, the appliances are fully integrated and even features a Neff double oven and five ring induction hob. The Quartz worktops with mirror fleck and ambient under counter and plinth lighting really do set a classy scene. The flooring is finished to porcelain tiles for that luxury feel. The inner lobby provides a central location to transition the ground and first floors. There is a handy w/c (currently under renovation and will be complete for the purchaser)

HEAD ON UP

The spacious landing creates a perfect flow to each bedroom. There are two airing cupboards and loft access. The principal bedroom is bright with two windows to the front elevation. The recently installed En-suite provides a luxury feel to this room and the perfect sanctuary from the little ones. Bedrooms two, three and four are all double rooms. The spacious family bathroom is also finished to a high specification.

TOUR THE GROUNDS

The rear garden has been professionally landscaped and offers a stunning porcelain patio, maintained lawn and soft laurel hedgerow. A sunny Westerly facing aspect offering all day sun and into the evening, ideal for al-fresco dining and children to play. For ease there is a gated side access. The front has been laid to block paving to provide plenty off street parking. Enclosed behind soft laurel hedgerows, there is further planting in the flower beds. The Holt offers unrestricted street parking.

WHAT THE FAMILY SAY

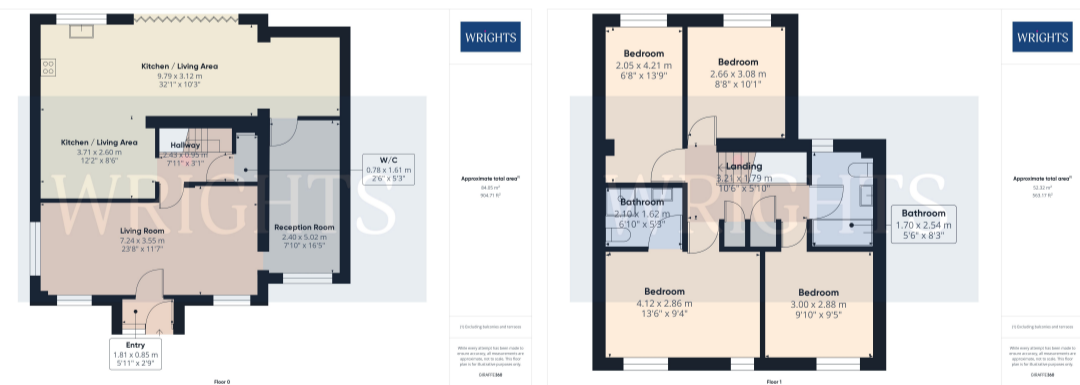
We have loved our 9 years in this fantastic close. It has been a safe environment to grow our family. The nighbours are amazing, we have a street Whatsapp group and there is also a Facebook group for the small estate. We have enjoyed the woodland walks, the short walks to the shops and the benefits of this great town. We will miss this home and wish the next owners will be as happy as we were!

COUNCIL TAX BAND E

£2,669.52

ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	