



76, Peartree Lane

Welwyn Garden City,
Hertfordshire, AL7 3UH
Guide Price £575,000

country
properties

YOUR OWN PIECE OF PARADISE CLOSE TO THE TOWN...This extended 2 bed detached home has been refurbished throughout and benefits from a Westerly facing rear garden that as been professionally landscaped with trees and and shrubs to borders as well as a well stocked koi pond and out buildings.

- 2 BEDROOMS
- EARLY GARDEN CITY DETACHED HOME
- OFF ROAD PARKING FOR SEVERAL CARS
- LOCATED CLOSE TO TOWN CENTER AND RAILWAY STATION
- DELIGHTFUL REAR GARDEN
- REFITTED BATHROOM

Ground Floor

Entrance Hall

Replacement composite door with etched glass leading through into the entrance hall, with sunken ceiling down lighters, ceiling coving, dado rail, radiator and stairs to first floor. Multi-pane French doors lead through to the living room. Doors leading to the kitchen and bathroom.

Bathroom

Recently refitted bathroom with wood strip effect ceramic floor tiling. A Jacuzzi bath with rainfall shower and a further handheld shower over. Low-level WC with concealed system and storage cupboards above, free-standing ceramic sink with a mixed tap over. Wall mounted LED backlit cabinet with mood lighting below, and integrated Bluetooth speakers. Wall-mounted, full-height chrome effective towel radiator. Sunken ceiling down lighters. Replacement UPVC double-glazed Georgian-style window to the side with obscured glass. Extractor fan.

Living Room

Good-sized living room with two radiators concealed within a decorative radiator covers. Walk in bay window to the side with replacement UPVC double-glazed Georgian-style windows and plantation shutters within. Feature gas flame effect fireplace with exposed brick chimney breast and solid oak Mantel. Television and telephone points. Ceiling coving, dado rail, multi-pane glazed French doors leading through to the Conservatory.

Conservatory

With a dwarf brick wall and UPVC double-glazed composite roof. Several radiators and window openings. Doors to each side and French doors leading out to the rear. Multi-pane glazed Georgian-style window to kitchen. Ceramic floor tiling. Two electrical light points.



Kitchen

A refitted kitchen with yellow fronted cupboards and Granite effect laminate roll edge worktop. We have space for an electric oven and dishwasher, 1 ½ bowl sink unit with mixer tap over. Under cupboard worktop lighting. Ceramic wall tiling under stair storage cupboard and further original pantry cupboard, ceiling coving. Wall mounted heated towel rail replacement PVC double glazed Georgian style window overlooking the conservatory and a multi pane glazed door leading through to utility room, ceramic floor tiling.

Utility Room

The room continues with the ceramic floor tiling. Replacement UPVC double-glazed Georgian-style window overlooking the front and a further timber-framed door to the rear. Laminate roll-edge worktop with cupboards that match the kitchen units above and below. Space for a tall fridge freezer. Under cupboard worktop lighting and further LED lighting to kick boards. Space and plumbing for an automatic washing machine. Extractor fan. Electric panel heater.

First Floor

Landing

Picture rail. Ceiling coving. Doors to the bedrooms.

Bedroom One

Replacement UPVC double-glazed Georgian-style window to front with plantation shutters within, radiator. Feature cast iron fireplace. Range of built in wardrobes with sliding mirror fronted doors and shelf and hanging space within. Eaves storage access.

Bedroom Two

Replacement UPVC double-glazed Georgian-style window to the rear with plantation shutters. Radiator. Loft access. Built in wardrobes with mirror fronted doors and shelf and hanging space within.

Outside

Front Garden

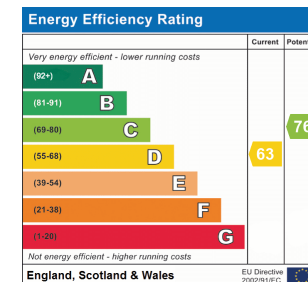
The front garden has an extensive patio area and a tarmac driveway providing off road parking for several vehicles. Gated access onto the road. Raised railway sleeper planters with integrated lighting. Access via a gate providing access into the rear garden.

Rear Garden and Workshop

The rear garden has been extensively landscaped with a patio across the full width of the rear of the property. Aluminium pergola which leads onto an extensive patio to rear and path. Various flowers and shrubs to borders. Hedge surround. Large sunken koi pond with waterfall, pump and filtration system. To the rear of the garden are various well established trees. Small greenhouse. Large timber workshop with light and power within. Gated access back to the front of the property. A summer house with further tool shed. Steps leading up to further patio storage area to the rear of the garden.

The workshop consists of two windows to the side, double doors to the front, a workbench, lighting power within and an extractor fan. Summer house is a pitched roof with double doors to front and windows to front and side. Attached is a tool shed with doors leading out to the front. There is light and power within both the summer house and the tool shed.





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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