



**Creamery Close, Woolmer Green    Guide Price £500,000 to £550,000**



**Modern and Efficient Built in 2022 with low-maintenance, energy-efficient features | Neutral Décor Move-in ready, easy to personalise and make your own | Bright Kitchen/Diner with Garden Access Ample storage, space for family meals, and French doors leading to the garden | Private Main Bedroom Top-floor retreat with fitted wardrobes and en-suite shower room | Flexible Three-Floor Layout Adaptable spaces for bedrooms, home office, or playroom | Practical Downstairs Toilet Handy for guests and busy mornings | Family-Friendly Garden, safe secure space for play, outdoor dining, or relaxing | Off-Road Parking Driveway fits three cars, perfect for those with multiple vehicles and for visitors parking**



Less Than 3 Years Old, This Modern Townhouse, Offers Plenty Of Space Across Three Floors, Making It A Great Fit For First-Time Buyers, Or Families With Young Children, it's ready for you to move in and add your personal touch. This home also offers an ideal opportunity for those looking to turn a new chapter, whether it's upsizing, downsizing, or relocating to a more peaceful setting.



The living room is a great size with plenty of space for sofas, chairs, and your favourite pieces of furniture, all set against neutral décor that makes it easy to introduce your own style. The newly fitted kitchen/diner is a bright, welcoming space with lots of storage and generous counter space, making meal prep a breeze. There's room for a dining table too, ideal for everyday family meals. Light pours in through the French doors that open to the garden, giving a relaxed, airy feel to the room.

A downstairs toilet is a practical feature, especially with little ones or guests around, making family life that bit easier.



The first floor features two double bedrooms, one with built in wardrobe a single bedroom with built in cupboard - all with new carpets - no cold feet on a winters morning. You'll love the modern bathroom with a shower over the bath - great for an invigorating start to your mornings or a relaxing soak in the evenings and for young families children's bath times.



The main bedroom is located on the top floor, a spacious retreat, complete with fitted wardrobes and an en-suite shower.

Got a car? Parking is sorted with a driveway providing off road parking for 3 cars. The rear garden is a mix of patio and lawn - the perfect spot for outdoor dining or just relaxing with a coffee. There's plenty of lawn space for kids to run around or set up a play area.

Located in a quiet village development, this home benefits from excellent transport links. Knebworth mainline station is just a short drive away, offering direct trains to London in under 45 minutes. For drivers, the A1(M) is nearby, and London Luton Airport is around 30 minutes by car.

This property is ready for you to move in and add your personal touch. Don't let someone else buy before you do!



## | ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - B

Ground Rent - £185.68 P.A.

## | GROUND FLOOR

Living Room: Approx 14' 0" x 12' 5" (4.27m x 3.78m)

Kitchen / diner: Approx 15' 10" x 14' 5" (4.83m x 4.39m)

Downstairs Cloakroom: Approx 5' 10" x 4' 8" (1.78m x 1.42m)

## | FIRST FLOOR

Bedroom Two: Approx 10' 4" x 9' 0" (3.15m x 2.74m)

Bedroom Three: Approx 10' 9" x 8' 1" (3.28m x 2.46m)

Bedroom Four: Approx 10' 9" x 7' 7" (3.28m x 2.31m)

## | SECOND FLOOR

Bedroom One: Approx 17' 9" x 15' 10" (5.41m x 4.83m)

En-suite: Approx 8' 1" x 4' 9" (2.46m x 1.45m)

## | OUTSIDE

Driveway providing off road parking for 3 cars

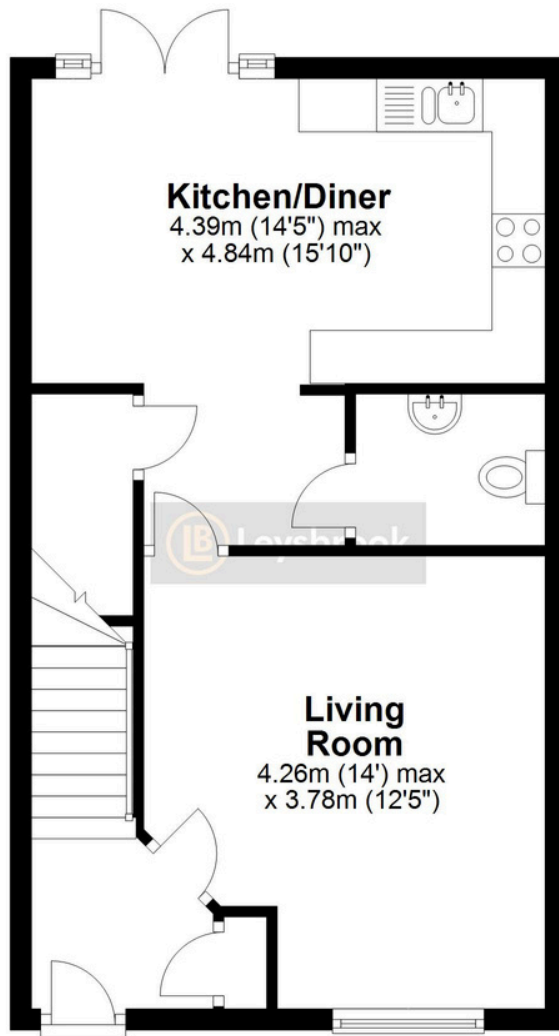
Private garden with two patio areas and gated access to the side





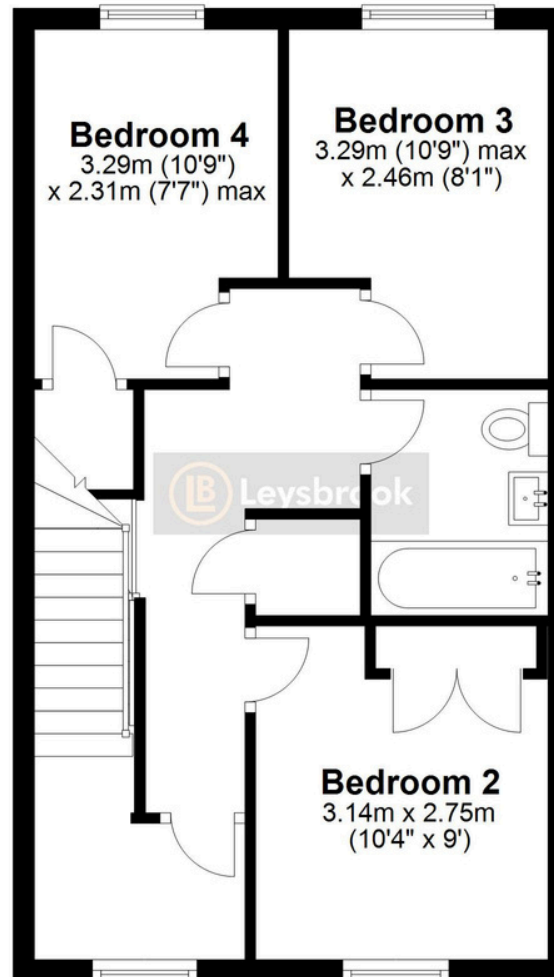
## Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



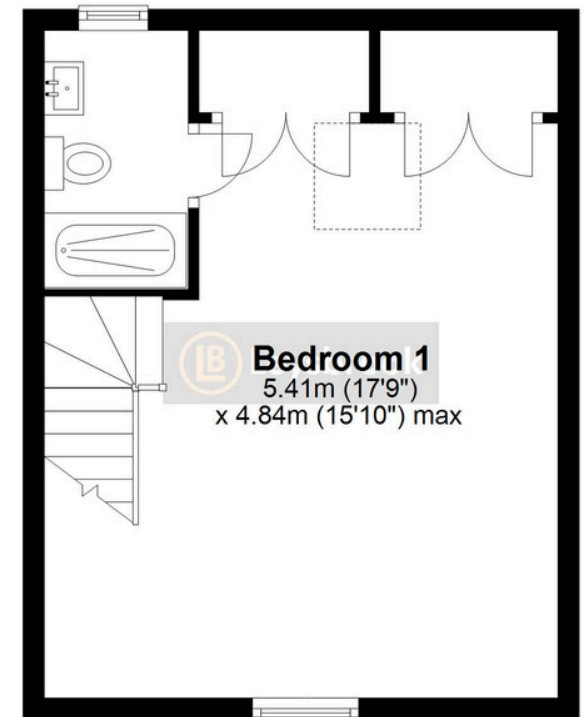
## First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



## Second Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 114.7 sq. metres (1234.2 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.









## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC