



## 23, Carleton Rise

Welwyn,  
Hertfordshire, AL6 9RP  
Guide Price £895,000

Viewing by appointment only

Country Properties | 10, High Street | AL6 9EQ  
T: 01438 716471 | E: [welwyn@country-properties.co.uk](mailto:welwyn@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

**COUNTRY PROPERTIES**  
PART OF HUNTERS

**COUNTRY PROPERTIES**  
PART OF HUNTERS



An opportunity to purchase this spacious family detached house offering versatile living accommodation with a fully self contained annexe to the western aspect of the house. The house stands on a generous plot with garage, parking to front, and additional hard standing to side for caravan, boat etc. The house is located on the highly sought after Danesbury development just north of the village centre, close to bus services and countryside walks.

- Spacious family detached house
- Four bedrooms and two bathrooms
- Conservatory
- Garage plus plenty of parking
- Popular development just north of the village centre
- Self contained annexe accommodation
- Versatile & adaptable accommodation
- Sunny southerly facing rear garden
- Space at side for caravan boat etc



# Floor Plans

## Ground Floor

### Entrance Hall

Glazed panelled entrance door to hall, doors to lounge, dining room and cloakroom.

### Cloakroom

Suite consisting of wc wash hand basin and tiled surrounds.

### Dining Room

12' 7" x 12' 2" (3.84m x 3.71m) Glazed double doors to patio and garden, cupboard housing Johnson and Starley gas fired warm air heating system.

### Lounge

20' 8" x 18' 7" (6.30m x 5.66m) Fireplace incorporating gas coal fire, windows to two aspects.

## Office/study

10' 0" x 8' 9" (3.05m x 2.67m) Window to front.

## Conservatory/garden room

14' 0" x 10' 6" (4.27m x 3.20m) Tiled floor, doors to garden.

## Kitchen

18' 0" x 7' 10" (5.49m x 2.39m) Range of base and eye level cupboards consisting single drainer sink unit with cupboards and drawers below, further units housing hob with extractor over, built in oven, integrated dishwasher and fridge/freezer, plumbing for washing machine, windows to two aspects, tiled floor, spot lighting.

## Inner Lobby

With range of built in cupboards, tiled floor,



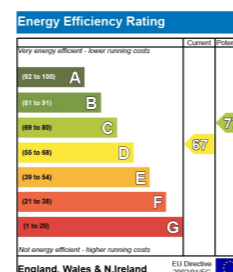
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8288880/MMC



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.





door to garden.

**Annexe**

**Sitting room**

17' 5" x 15' 0" (5.31m x 4.57m) Bay windows to rear, radiator.

**Bedroom**

11' 0" x 7' 4" (3.35m x 2.24m) Window to rear, radiator.

**Kitchen**

7' 3" x 6' 11" (2.21m x 2.11m) Range of base and eye level cupboards consisting single drainer sink unit, integrated cooker, oven and extractor, gas fired boiler, window to front, plumbing for washing machine, radiator.

**Inner hallway**

With built in cupboard.

**Bathroom**

With suite consisting of bath with overhead shower, pedestal was hand basin, wc, window to front, radiator.

**First Floor**

**Landing**

With hatch to loft

**Bedroom One**

18' 0" x 14' 8" (5.49m x 4.47m) This room could easily be converted to two bedrooms if required. Windows to two aspects.

**Bedroom Two**

18' 9" x 8' 10" (5.71m x 2.69m) Windows to two aspects,

**Bedroom Three**

12' 10" x 11' 0" (3.91m x 3.35m) Door to balcony.

**Family Bathroom**

Suite consisting of corner bath with overhead shower, pedestal wash hand basin, wc, tiled walls.

**Outside**

**Front of house**

To the front of the property hard standing for a number of cars together with lawn, flower beds shrubs and borders, double gates to side of house.

**Side of house**

To one side of the property there are double gates to additional hard standing for caravan/boat etc. To the other side there is a gate leading store area with two sheds.

**Garage**

17' 7" x 9' 0" (5.36m x 2.74m) Single garage with up and over door, power and light.

**Rear Garden**

Southerly facing rear garden with paved terrace, lawn flower beds, ornate pond, shrubs and flowering borders. To the rear there is a "hidden garden" with two sheds and greenhouse.