



WRIGHTS

22 St Ives Close, Welwyn, Hertfordshire AL6 0BB

£700,000 - Freehold



Property Summary

****SALE AGREED PRIOR ONLINE MARKETING THROUGH OUR DISCREET MARKETING PROCEDURE**** Wrights are delighted be instructed on this charming opportunity. Having been in the same ownership since its construction, this is a delightful four bedroom family residence positioned at the heart of a small CUL-DE-SAC in the village of Digswell. Bursting with potential, there is plenty of space surrounding the home which offers huge scope for extension (subject to the usual planning consents). Offering plenty of living space, a large driveway and a detached garage. St Ives Close is just a stones throw from Welwyn North mainline station and the landmark Viaduct which can be seen from the gardens of the home. The highly regarded St John's Digswell and Monkswalk Senior schools are all within walking distance of the home. Easy commute, the A1M and B1000 are on your doorstep. This truly is a one off chance to acquire a small slice of Digswell.

Features

- CHAIN FREE
- SOUGHT AFTER CUL-DE-SAC
- AT THE HEART OF DIGSWELL
- A COMMUTERS DREAM
- WALKING DISTANCE TO WELWYN NORTH STATION
- DETACHED RESIDENCE
- SAME FAMILY OWNERSHIP SINCE NEW
- HUGE POTENTIAL TO EXTEND TO THE SIDE AND REAR (STPP)
- CATCHMENT FOR ST JOHN'S PRIMARY

Room Descriptions

GROUND FLOOR

ENTRANCE HALL

A warm welcome! Parquet floor tiles, coat cupboard.

LIVING/DINING ROOM

The most bright and airy room, dual aspect with window to the front and doors out to the rear aspect. The room could be separated into separate dining and living rooms.

KITCHEN

A range of wall and base units. Window to the rear aspect and a handy door out to the side.

STUDY

Window to the front aspect. An ideal home office or play room.

W/C

W/c and wash hand basin. Window to the side elevation.

FIRST FLOOR

LANDING

A spacious and bright space. Window to the side elevation, airing cupboard and loft access.

BEDROOM ONE

Double wardrobe with sliding doors. Window to the front elevation.

BEDROOM TWO

Window to the front aspect.

BEDROOM THREE

Window to the rear aspect.

BEDROOM FOUR

Window to the rear aspect.

BATHROOM

Three piece suite, partly tiled walls and window to the rear aspect.

OUTSIDE

REAR GARDEN

The most beautiful westerly facing aspect. Stunning views of the Viaduct can be seen with views beyond. Mostly laid to lawn, there are well stocked borders and planting throughout the garden. The biggest benefit is that the rear is not overlooked.

FRONT GARDEN AND PARKING ARRANGEMENTS

Mostly laid to lawn, there is a large driveway which leads down to the garage. There is residents street parking also however there are timed restrictions because of the train station.

DETACHED GARAGE

Up and over door. Pedestrian door to the garden and window.

COUNCIL TAX BAND F

£3,127.29

ABOUT DIGSWELL

Digswell is a sought after and desirable village within delightful countryside and just 23 miles north of London. The most prominent feature of this picturesque area is the impressive Digswell viaduct which carries the Great Northern Railway over the valley of the River Mimram, with its forty imposing arches. The village retains an old charm of delightful mature properties surrounded by an abundance of woods and parkland, including Digswell Park & Lake and Sherrardspark Wood. Close by is the newsagent/convenience store, a butchers and the Cowper Arms public house. The village church and hall are venues for local functions to promote a friendly community.

The Old Welwyn village is close by and offers a selection of local shops, restaurants and pubs serving the finest food. A wider range of facilities can be found at nearby Welwyn Garden City, with its Howard Centre shopping complex and large John Lewis department store.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	