



13 Sterling Court, WELWYN GARDEN CITY, Hertfordshire, AL7 1FZ

- CONSTRUCTED IN 2017 WITH NEW BUILD WARRANTY REMAINING
- EN-SUITE TO BEDROOM ONE
- BI-FOLD DOORS
- FULLY INTEGRATED KITCHEN
- GATED COMMUNITY OF JUST 6 HOMES
- PRIVATE DRIVEWAY
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- SOUTH WESTERLY FACING GARDEN
- GROUND FLOOR W/C



PROPERTY DESCRIPTION

Nestled within a GATED COMMUNITY, this exclusive three-bedroom SEMI-DETACHED residence is situated at the end of a QUIET CUL-DE-SAC, offering the convenience of being WITHIN WALKING DISTANCE TO THE TOWN CENTRE. Part of a charming development comprising only 6 homes and built in 2017, this particular property was handpicked as an off-plan plot by its current owners, ensuring meticulous attention to detail. With a NEW BUILD WARRANTY still in place, the home has been thoughtfully designed to feature striking BI-FOLD doors that span the rear of the property, opening up to the SOUTH-WESTERLY FACING GARDEN. Additionally, it boasts TWO PRIVATE PARKING BAYS, an EN-SUITE in the principal bedroom, and a GROUND FLOOR W/C for added convenience. Being the end plot, this property offers gated side access and a larger driveway. The sleek and modern FULLY INTEGRATED KITCHEN with a dedicated dining area enhances the home's appeal. Located close to major road connections and the town centre, residents benefit from easy access to amenities and services. Furthermore, a selection of Ofsted-rated "good" schools are conveniently within walking distance. Don't miss the chance to view this exceptional property and seize this unique opportunity. Energy rating B.



ROOM DESCRIPTIONS

GROUND FLOOR

OPEN PLAN KITCHEN LIVING AREA

A carefully zoned area, staircase to first floor with storage underneath. Dedicated dining area with window to front elevation. High gloss L shaped kitchen with Quartz worktops. Fitted appliances to include; oven, electric hob, extractor fan, dishwasher, washing machine and fridge/freezer.

W/C

Low level w/c, sink with vanity unit, large mirror.

LIVING ROOM

Cosy yet spacious room with anthracite Bi-fold doors to the garden which can be opened with two panels as a French Door as well.

FIRST FLOOR

LANDING

Spacious and airy, double wardrobe, loft access.

BEDROOM ONE

Window to front aspect.

EN-SUITE

Luxury three piece suite comprising double shower, low level w/c and sink with vanity. Tiled walls, large mirror, extractor, heated towel rail and window for comfort.

BEDROOM TWO

Window to the rear aspect.

BEDROOM THREE

Window to the rear aspect.

FAMILY BATHROOM

Three piece suite comprising panel bath with shower attachment over, sink with vanity unit, low level w/c. Additional features include; shaver point, large mirror and extractor fan. The walls and floor are tiled.

OUTSIDE

REAR GARDEN

Enclosed rear garden with timber fencing. Handy gated side access. Patio to the immediate rear and laid to lawn for the rest. Timber shed to remain and tap on wall.

PARKING ARRANGEMENTS

Two private bays opposite the house. The tarmac between the parking and the house also belongs to the property being the end plot with no through traffic. The site is accessed to the rear of Belmont Lodge via remote gates.

COUNCIL TAX BAND D

£2,184.15

WHAT THE OWNERS SAY

We purchased the home off plan and its really low maintenance. The downstairs space is nice and open, we like the spacious kitchen with space for a dining table, and the WC under the stairs is very handy, and provides a space to store cleaning equipment. The living room is sunny, with ample space for furniture, and becomes an extended space in summer by opening the bifold doors to the patio. Upstairs there are 3 bedrooms, 2 bathrooms and 2 large wardrobes for storage. The loft is boarded and provides a vast space for storage. Number 13 is at the end of the line of houses so has no passers by and the deeds include the end planted area and parking spaces. We can walk to the station or town centre in about 15 minutes, and by car we have quick and direct access onto the Mundells, even at rush hour, and all destinations leading off it. The house is a good distance from the nearest road so there is no passing traffic and at night Sterling Court is silent.

ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants.

Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.

For those seeking a delightful dining experience, the town hosts an assortment of inviting coffee shops, independent restaurants, and renowned chains. Notable establishments include the elegant French restaurant Cote, offering a scenic view overlooking the fountain, and the lively meeting spot Megans, known for its vibrant atmosphere, ideal for gathering with friends. Whether it's a leisurely lunch or a social rendezvous, Welwyn Garden City provides a charming backdrop for various culinary adventures and social gatherings.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	87
(69-80) C		
(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	

Welwyn Garden City
 36, Stonehills, Welwyn Garden City, AL8 6PD
 01707 332211
 wgc@wrightsof.com