



WRIGHTS

36 Duncan Close, Welwyn Garden City, Hertfordshire, AL7 3XP

- A SHORT STROLL INTO TOWN AND THE MAINLINE STATION
- SMALL CUL-DE-SAC OF PRIVATE HOMES
- SAME OWNERSHIP SINCE ITS CONSTRUCTION
- GARAGE AND PRIVATE PARKING BAY
- CLOSE TO RENOWNED SCHOOLS AND AMENITIES
- GARDEN WITH REAR ACCESS
- QUIET CLOSE WITH AN UNRESTRICTED REAR VIEWS
- SOUTH FACING PLOT



PROPERTY DESCRIPTION

A very well presented two bedroom home positioned at the heart of a small and leafy CUL-DE-SAC on a SOUTH FACING PLOT!! Located JUST A STONES THROW FROM THE MAINLINE STATION AND THE TOWN CENTRE. In a small terrace of alike homes is this a very well looked after property which offers plenty of bonus features such as PRIVATE PARKING AND GARAGE. A cosy much loved home which has been in the same ownership since purchased in the 80's when it was purchased off plan. Duncan Close is a small family orientated community which is ideally located to all conveniences such as the Woodhall shops and well regarded primary schools. Easy commute, the A414 and A1M is easily accessible. This is a must view opportunity to appreciate the bonus features of this home.



ROOM DESCRIPTIONS

WELCOME TO DUNCAN CLOSE

Enter the close and drive down the leafy street with its wide verges. The property is situated to the end of the close. Park up on your private parking bay which is directly out the front of the property. The front offers a small lawn patch and a storage lockup. The porch is a handy welcome to take off shoes and hang coats. The Kitchen breakfast room is to the front of the house and offers a great range of wall and base units. There is a large under stairs storage cupboard for the usual paraphernalia. The cosy yet spacious living room offers a dedicated dining area and patio doors out to the patio area. The staircase leads up to the first floor.

HEAD ON UP

The landing houses the airing cupboard and provides loft access. The principal bedroom is to the rear and offers far reaching views. A large bedroom with fitted wardrobes. Bedroom two is to the front and offers a built in storage cupboard. The bathroom offers a three piece suite and has a window for ventilation.

TOUR THE GROUNDS

The rear garden provides a calm and tranquil setting. There is a patio for Al-fresco dining and there is a lawn to enjoy. For ease, there is access to the rear footpath which leads to the garage area. The Garage is En-bloc in a small terrace of four and accessed via an up and over door.

COUNCIL TAX BAND C

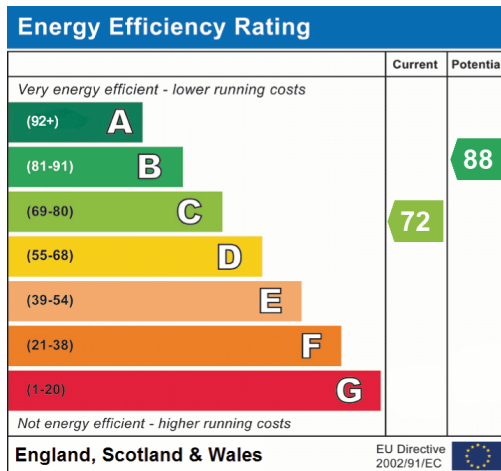
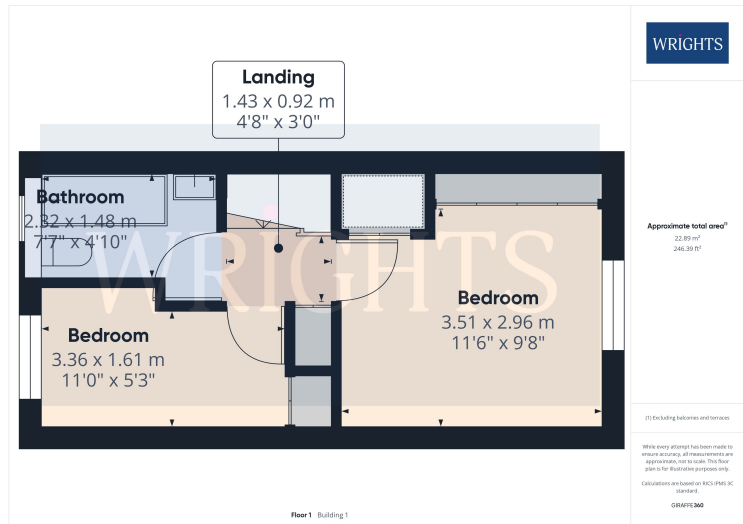
£1941.47

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.



FLOORPLAN & EPC



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