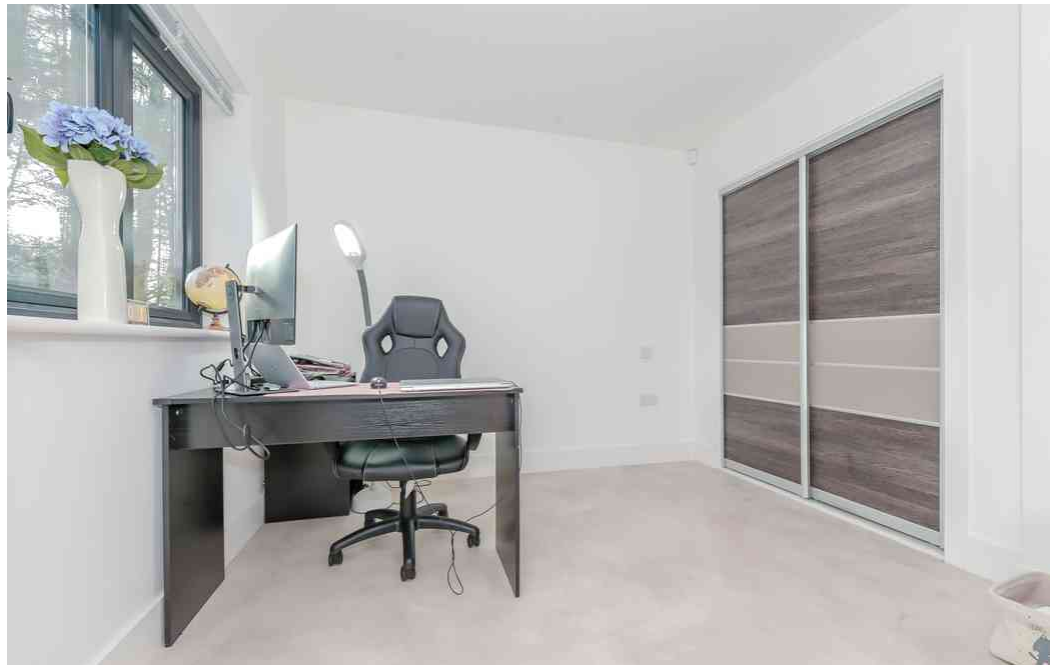
COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE

5 Sadlers Lodge, New Road, Welwyn, Hertfordshire. AL6 0AH.

5 Sadlers Lodge, New Road, Welwyn, Hertfordshire. AL6 0AH. **£635,000**

This stunning duplex apartment is one of five individual properties which were constructed in 2017 within their own private gated grounds. The apartment is located within a short walk of Welwyn North station (King's Cross twenty minutes) and easy access to junction six of the A1(M). The picturesque village of Welwyn is close at hand with Welwyn Garden City just a short drive away. The property lends itself ideally for the professional couple or those downsizing from that larger property but still wanting something a little special.



Ground floor

Reception Hall

Solid entrance door with adjacent security entry system to hall. Under floor heating, down lighters, built in cupboard with plumbing for washing machine, under stairs cupboard.

Lounge and dining area

20' 8" x 12' 10" (6.30m x 3.91m) A superb room with high vaulted ceiling and extensive glazed angled window overlooking terrace and grounds, under floor heating, the living area opens to kitchen/breakfast area.

Kitchen/breakfast room

12' 10" x 10' 6" (3.91m x 3.20m) Fully fitted kitchen complimented by granite work surfaces housing a range of integrated appliances with Neff induction hob and extractor, two matching built in ovens, fridge/freezer, dishwasher, sink unit with mixer taps, window to front, down lighters, breakfast bar, under floor heating.

Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m) Range of built in wardrobes, window to front, under floor heating.

Bathroom

10' 0" x 5' 10" (3.05m x 1.78m) Fitted white suite with P shaped bath and shower, wash hand basin to vanity unit, wc, heated towel rail, under floor heated tiled floor, fully tiled walls, heated towel rail.

First floor

Master suite

18' 2" x 14' 6" (5.54m x 4.42m) max narrows to 11'6. Chapel ceiling with matching window to front over looking grounds, feature window overlooking living area, walk in dressing room with hanging space and lighting, hatch to eaves for storage, down lighters.

En suite shower room/wet room

Large walk in shower area, wash hand basin to vanity unit, wc, tiled walls, heated towel rail, under floor heating.

Outside

Private Balcony

The apartment benefits from its own westerly facing private balcony overlooking the communal grounds.

Communal grounds

The communal grounds are principally to the westerly aspect of the property with many mature trees, shrubs, lawn etc.

Car Parking

There are two car standing spaces allocated to the apartment. There is a store cupboard adjacent to the entrance door.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR
APPROX. FLOOR
AREA 751 SQ.FT.
(69.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 751 SQ.FT.
(69.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1502 SQ.FT. (139.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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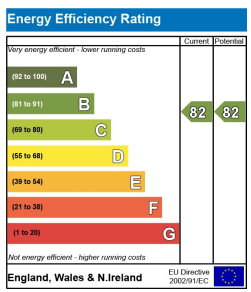

Viewing Arrangements

Strictly by prior appointment only through

Country Properties Welwyn Village 01438 716471 - www.country-properties.co.uk

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