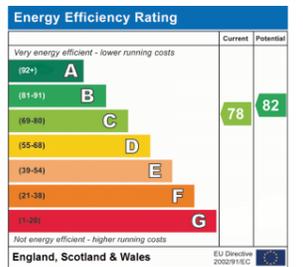


Approximate total area⁽¹⁾
 118.6 m²
 1276 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
 T: 01707 339146 | E: welwngc@country-properties.co.uk
 www.country-properties.co.uk

Forming part of the award-winning Digswell Lodge development, constructed in 2008, this impressive three-bedroom semi-detached home is one of only two of the largest designs within the development. The property offers well-balanced accommodation including a generous living room, a spacious kitchen/dining room, separate utility room, and an en-suite to the principal bedroom. Ideally positioned on the highly sought-after west side of Welwyn Garden City, the development enjoys a convenient location within walking distance of the town centre, offering a wide range of shops, amenities, and transport links.

- Good sized Semi detached West side home
- The largest New build on an award winning development built in 2008
- 3 bedrooms
- Ensuite to master bedroom
- Walking distance to the town centre
- Chain Free

Ground Floor

Entrance Hall

Entered via a timber-framed, leaded light part-glazed door, the welcoming entrance hall features engineered oak flooring, a double-glazed window with plantation shutters, and a useful cloaks cupboard housing the fuse box. Additional under-stairs storage incorporates the boiler. Doors lead to the cloakroom and living room, with stairs rising to the first floor. Finished with ceiling coving and a radiator.

Cloakroom

Comprising a low-level WC and pedestal wash hand basin with chrome mixer tap. Ceramic tiled flooring, obscured double-glazed window to the side, radiator, extractor fan, recessed downlighting, and ceiling coving.

Living Room

A spacious and well-presented reception room featuring a large walk-in bay window with timber-framed Georgian-style double glazing and plantation shutters. Additional highlights include ceiling coving, recessed downlighting, wall-mounted uplighters, and a striking exposed brick fireplace with oak mantel. Television and telephone points are in place.

Kitchen diner

A modern and stylish kitchen fitted with a comprehensive range of wall and base units, pan drawers, granite work surfaces, and integrated appliances including fridge, freezer, oven, grill, dishwasher, and a five-burner gas hob. The stainless-steel sink is set beneath the worktop with mixer tap and cupboard lighting. Open plan to the dining area, which comfortably accommodates a large dining table. Double-glazed Georgian-style window to the rear, radiator, ceiling coving, recessed lighting, and continuation of ceramic tiled flooring. A door leads to the utility room.

Utility Room

Fitted with matching ceramic tiled flooring, roll-edge worktop, storage cupboards, stainless steel sink with mixer tap, and space and plumbing for a washing machine and tumble dryer. Double-glazed Georgian-style window and door to the rear garden, radiator, extractor fan, and recessed downlighting.



First Floor

Landing

A bright and spacious landing with a double-glazed Georgian-style window to the side, airing cupboard with tank and shelving, radiator, and ceiling coving. Doors to all bedrooms and bathroom.

Bedroom 1

A generous double bedroom with a rear-facing double-glazed Georgian-style window, radiator, and a range of built-in wardrobes providing shelving and hanging space. Door to En-Suite Shower Room

Ensuite

Fully tiled with a low-level dual-flush WC, pedestal wash hand basin with mixer tap, and walk-in glass shower cubicle with thermostatically controlled riser shower. Finished with recessed downlighting, extractor fan, and shaver point.

Bedroom 2

Double bedroom with front-facing double-glazed Georgian-style window and plantation shutters, built-in wardrobe, radiator, and ceiling coving.

Bedroom 3

A well-proportioned third bedroom featuring a front-facing double-glazed Georgian-style window with plantation shutters, radiator, and ceiling coving.

Family Bathroom

An exceptionally spacious bathroom offering both a panelled power bath with glass screen and mixer tap with shower attachment, as well as a separate walk-in glass shower cubicle with thermostatically controlled riser shower. Additional features include a low-level dual-flush WC, pedestal wash hand basin, chrome heated towel rail, ceramic wall and floor tiling, granite-effect work surfaces with storage cupboards, recessed downlighting, extractor fan, and an obscured double-glazed window to the rear.

Outside

Front Garden

A small lawned front garden with paved pathway leading to the front door and gated side access to the rear.

Rear Garden

Occupying a corner plot, the rear garden is mainly laid to lawn with additional lawned areas to the side, enclosed by mature hedging. Well-stocked flower and shrub borders complement a patio area immediately behind the property. Further benefits include a timber shed, outside tap, power points, PIR wall lighting, and gated access to the front.

Parking

Allocated and guest parking is available within the development.

