

FOR SALE

£425,000 Freehold



# 13 Dodwood, Welwyn Garden City, Hertfordshire, AL7 3HE

- IMMACULATE HOME WHICH HAS BEEN LOVED BY THE CURRENT OWNERS
- QUIET CUL-DE-SAC LOCATION ADJACENT TO PARKLAND
- LANDSCAPED SUNNY GARDEN
- RESIDENTS PARKING
- A TURN KEY FINISH
- UPGRADED KITCHEN AND BATHROOM
- POTENTIAL FOR LOFT CONVERSION (STPP)

WRIGHTS

**Wrights of W G C**  
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## PROPERTY DESCRIPTION

Discover this immaculately presented, Three bedroom family home, perfectly positioned in a quiet Cul-De-Sac. Having undergone a comprehensive refurbishment by the current homeowners, this property offers a unique chance for discerning buyers to enjoy exquisite craftsmanship and design. Every detail has been meticulously considered, showcasing fine finishes and bespoke fittings that elevate the living experience. The highlights of this home include a luxurious bathroom and a stunning open plan kitchen diner, both designed to impress. Landscaped Garden: An inviting outdoor space, perfect for relaxation and entertaining. Plenty of residents bay parking to accommodate family and guests. Beyond the home's striking interior, there's more than meets the eye! The property extends to a green space to the rear. Situated in this leafy area, this 1950s Garden City home is embraced by a community of retirees and families, making it a peaceful place to live. The ideal location offers immediate access to scenic parkland walks, various amenities, and renowned schooling, all within walking distance. For those commuting, the town center and mainline station are only a short drive away, and major road links, including the A414 and A1M, are conveniently nearby. This rare gem truly needs to be viewed to be appreciated. Don't miss your chance to make this remarkable home your own!





## ROOM DESCRIPTIONS

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### WELCOME TO DODWOOD

Approach this charming residence overlooking a leafy aspect, with its wide verges and leafy surroundings and park comfortably in the bays to the front. Enter through the elegant composite front door, where you are immediately welcomed into a warm and inviting space. The striking finishes and meticulous attention to detail capture your attention as you step into the hallway, which offers plenty of room for coat and shoe storage, with the staircase conveniently positioned to the side. The living room, featuring a bay window front aspect, is a generous space adorned with wood effect flooring and a cosy feature fireplace. At the rear, the kitchen/ diner impresses with its luxurious 'no expense spared' design, showcasing sleek gloss wall and base units and part integrated appliances. This beautiful rooms seamlessly flows into the dining area, also with French Doors to the garden aspect. There is an additional door which leads out to the handy covered passageway and handy store room.

### HEAD ON UP

Ascend to the spacious landing which creates an inviting ambiance. There is an airing cupboard, and convenient loft access. Bedroom one, located at the front, boasts a large fitted wardrobe, providing ample storage, while bedroom two, with its rear aspect, is impressively sized with also the addition of a large fitted wardrobe, featuring a rear facing aspect for perfect for relaxation. Bedroom three is a functional room which is currently being used as a dressing room. The sleek bathroom completes this floor, featuring a fully tiled finish and polished chrome fixtures.

### TOUR THE GROUNDS

The rear of the property boasts an easterly-facing aspect, perfect for morning sun. Beautifully landscaped, this outdoor oasis features a large patio area, a lush lawn area, and further patio area to the rear which provides the perfect relaxation space for evening sun. There is a handy covered passageway which leads out to the front for convenience.

### MATERIAL INFORMATION

Pursuant to the 1979 Estate Agency Act we are duty bound to advise you that this property is owned by an employee of Wrights Estate Agents.

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



FLOORPLAN

