



5, Rosecroft Lane

Welwyn,
Hertfordshire, AL6 0UB
Offers in Excess of £550,000

country
properties

A modernised Detached Bungalow With 2 Beds and 2 Baths, delightful decked garden area and Garden Room/Office. Covered area for outside entertainment and lovely secluded rear garden and a storage garage. 4 Parking spaces. Planning permission for loft conversion (Granted Feb 2025)

- Enclosed private rear garden
- Ample off road parking space
- Detached Bungalow
- 2 Bedrooms
- 2 Bathrooms
- Garden room and further garage style storage

Ground

Entrance Hall

Composite door with matching UPVC double glazed full height window with obscured glass to front. Quarry tile floor, radiator, tongue & groove cladding to one wall. Doors to rooms. Sunken ceiling downlighters.

Living Room

Carpeted dual aspect room with double glazed windows to front double glazed French doors to side, radiator, television point, ceiling coving, doorway through to kitchen.

Bedroom 1

Laminate flooring, radiator, ceiling coving, sunken ceiling downlighters, UPVC double glazed French doors with matching full height windows either side leading out to rear garden, doorway to ensuite.

Ensuite

Ceramic floor tiling, low level WC, pedestal wash basin and walk in shower cubicle with rainfall shower over. Sunken ceiling downlighters, ceramic wall tiling, UPVC double glazed window to front with obscured glass, radiator.

Bedroom 2

UPVC double glazed window to rear, radiator, ceiling coving, carpeted.

Bathroom

UPVC double glazed window to front with obscured glass. Paneled enamel bath with mixer tap and telephone style shower attachment, low level WC, pedestal wash and basin, ceramic wall tiling radiator, sunken ceiling downlighters.



Kitchen

A refitted kitchen with a grey fronted high gloss cupboard above a marble effect laminate roll edge worktop with matching grey fronted cupboards below, stainless steel 1 ½ bowl sink unit with mixer tap over. Space and plumbing for automatic washing machine and tumble dryer. Space and plumbing for dishwasher. Space for tall fridge freezer. Various full height cupboards, pan draws, base and wall units. UPVC double glazed window to rear with matching UPVC double glazed door leading out onto rear garden. Integrated hotpoint oven and grill and AEG induction hob with stainless steel style chimney extractor above. Ceramic wall tiling. Valent gas boiler concealed within one of the full height cupboards. Loft access with drop down hatch and ladder, 3/4 boarded loft with power and lighting.

Outside

Front Garden

Set out over 3 levels. An extensive graveled driveway with off road parking providing space for four vehicles. A timber decked pathway wraps around the front of the property with a timber gate either side providing access to the rear garden. PIR lighting. Switch controlled wall mounted lighting surrounding the property.

Rear Garden

To the immediate rear of the property there is an extensive decking area which wraps around the side of the property with a white painted rendered wall surround. Built in rendered brick built BBQ with covered storage below. Steps down to a further decked sunken seating area with timber pergola over. The rear garden is mainly laid to lawn with various shrubs to borders and has a timber fence and hedge surround. A gravel pathway to the side has gated access to the front of the property. Outside, tap. Further gravel pathway leading to the rear of the garden with steps leading up to Summer House/office.

The summer house/ office has double glazed French doors leading out to front and rear and a further double glazed window to side. Light power within with it's own separate fuse box, To the rear of the summer house is a further flagstone paved area with a timber fence and hedge surround leading up to a large storage unit which is built in the style of a garage with a metal up and over door, please note there is no vehicular access to this storage unit.

Planning Permission and Potential

Planning permission for loft conversion with alterations/raising of the roof along with formation of dormers to the front and rear (granted February 2025). Permitted development potential to both side and rear aspects of the property.





Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

99.99 m²
1076.29 ft²

Balconies and terraces

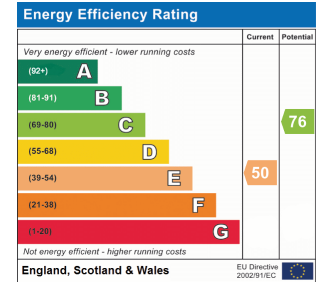
76.81 m²
826.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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

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