



1, Purcell Close

Tewin, Welwyn,
Hertfordshire, AL6 0NN
£1,500,000

country
properties

Located in the sought after village of Tewin this impressive 5/6 bedroom detached property with accommodation spread across 2667 sq ft and sat on a plot in excess of a third of an acre offers delightful individual features and personal touches by the current owner that are sure to impress. From the bathroom with vaulted ceiling and church style full height window, to the sauna in the garden and the impressive Master bedroom suite with its staircase leading up to a purpose built dressing room with built in wardrobes the property really must be viewed to be appreciated.

- 5/6 bedrooms
- Kitchen breakfast room with Aga
- Sauner
- 3 bathrooms
- Parking for 6 plus cars
- Sought after Tewin location



Ground Floor

Entrance Hall

Part double glazed door with full height double glazed windows either side leading into an L shaped entrance hall with an engineered oak floor, Victorian style radiator, door to utility room door to Jack and Jill shower room, shared with bedroom 5, stairs to 1st floor. Door to Kitchen Diner, further Victorian style radiator, under stair storage cupboard, multi pane glazed door through to living room, doors to bedroom 5, bedroom 6 / office, further door two inner hall.

Utility Room

Dual aspect room with double glazed windows to front and side, Role edge laminate worktop with space and plumbing below for washing machine and tumble dryer, the opposite side there is a further roll edge worktop with stainless steel single bowl sink unit with mixer tap over and cupboards below, further wall shelving, sunken ceiling downlighters, ceramic floor and wall tiling extractor fan.

Living Room

An impressive L-shaped double aspect room accessed via multi pane glazed doors both from the Entrance hall and the Kitchen breakfast room, with a continuation of the engineered Oak wood flooring, there is a delightful, feature wood burning stove with decorative storage cupboards either side and shelving, further bank of built in bookshelves with cupboard storage below, french doors leading through to dining room double glazed window to side and sliding double glazed patio doors to rear, three radiators, sunken ceiling downlighters.

Breakfast area

Continuation of the engineered oak wood flooring, ceiling coving, sunken ceiling downlighters, radiator, double glazed window to front, the Breakfast room is open plan to the kitchen, multi pane glazed door leading through to living room.

Kitchen

An extensive cottage style kitchen with shaker style cupboards and brushed steel handle. Marble worktop with ceramic double Butler sink and mixer tap over with integrated drinking water tap. Built in electric single oven. Double Arga with 2 hot plates and four ovens. Further electric induction hob inset within the worktop. Under cupboard worktop lighting, built in fridge freezer, built in dishwasher. Sunken ceiling downlighters, double glazed window to front, Timber door to side and multi pane double doors leading through to dining room.

Dining room

An impressive dining room with a vaulted ceiling with feature decorative uplighters within. Double glazed window to rear and double glazed sliding patio doors to rear garden, 2 radiators concealed within a decorative radiator covers, Multi pain French doors leading through to living room. Sunken ceiling downlighters and further sunken ceiling integrated speakers for sound system.

Jack & Jill shower room

Accessed from both the Hallway and Bedroom 5, the shower room consists of a low level dual flush concealed system WC, Glass wash hand basin set on a Stainless steel frame with mixer tap over, ceramic tiling to splash back. Walk in double shower cubicle with riser shower, sunken ceiling downlighters. Double glazed window to front. Extractor Fan. Wall mounted Chrome effect heated towel rail, ceramic floor tiling.



Bedroom 5

Double aspect room with double glazed windows to front and two double glazed windows to side. Radiator, ceiling coving, sunken ceiling downlighters, door through to Jack and Jill shower room accessed also from the hallway.

Bedroom 6 / office

Continuation of the engineered oak flooring, a good size room which is ideal for a bedroom or office space. Built in shelving and work desk. Sliding patio doors leading out onto the rear garden. Sunken ceiling downlighters.

Inner Hall

Continuation of the engineer oak flooring door to boot room double wardrobe for cloaks and boot storage shelving.

Boot Room

Lean to style extension with polycarbonate roof, double glazed windows to side and rear and further door to rear garden. Tile effect, flooring, light and power within.

First floor

Galliered Landing

Impressive wrap around staircase leading to the first floor gallery style landing with decorative hanging chandelier lighting. Double glazed window to front. Radiator, doors to bedrooms and bathroom. Vaulted ceiling with Velux window to side and further double glazed window to side, feature seating area overlooking the side window with storage within

Bedroom 2

A good size double bedroom with 2 double glazed windows overlooking the rear garden. Radiator, sunken ceiling downlighters, a built in wardrobe with shelf and hanging space within.



Bedroom 3

A dual aspect double bedroom with double glazed windows to side and rear. Radiator, sunken ceiling downlighters, and a range of built in shelving With cupboard storage below, Access to small loft above. Ceiling coving.

Bedroom 4

Double glazed window overlooking the rear garden radiator. Sunken ceiling downlighters and a wardrobe with shelf and hanging space within.

Family Bathroom

The bathroom is a particular feature of the property with an impressive double glazed almost church like feature window to the front. Ceramic flooring and further ceramic wall tiling, feature vaulted ceiling. There is a three piece suite comprising of a low level dual flush concealed system WC wall hung single piece wash hand basin with chrome mixer tap over and ceramic tile to splashback feature freestanding bath with mixer tap over and further shower attachment, wall mounted chrome heated towel rail sunken ceiling down lighters, further walk in wet room style shower area with rain fall style shower over, extract a fan.

Master bedroom suite

Entrance

As you enter the master bedroom suite there is a door leading through to the ensuite shower room, radiator and area to hang coats or dressing gowns, sunken ceiling down lighters cupboard previously used as an airing cupboard with slated shelving within, archway leading through to the main bedroom area.

Master bedroom

The master bedroom is a good size dual aspect double room with double glazed windows to front and rear. 2 radiators, there is a built in recess for television and other audiovisual equipment, sunken ceiling downlighters, staircase leading up to the dressing room.

Shower room

Karndean Flooring with a three piece suite comprising of a Victorian style pedestal wash hand basin with Chrome taps over, Low level WC and walk in double shower cubicle with rainfall style shower head and further handheld shower. Sunken ceiling downlighters, extractor fan wall mounted bathroom cabinet double glazed window to front, Decorative panelling to dado height, Victorian style radiator with heated towel rail over. Ceramic wall tiling within shower area.

Second Floor

Dressing room

Accessed via an open slap staircase leading up to what used to be a portion of loft space. The owner has created an impressive walk in wardrobe / dressing room with Eve storage space hanging rails and built in wardrobes with shelf hanging and draw space.

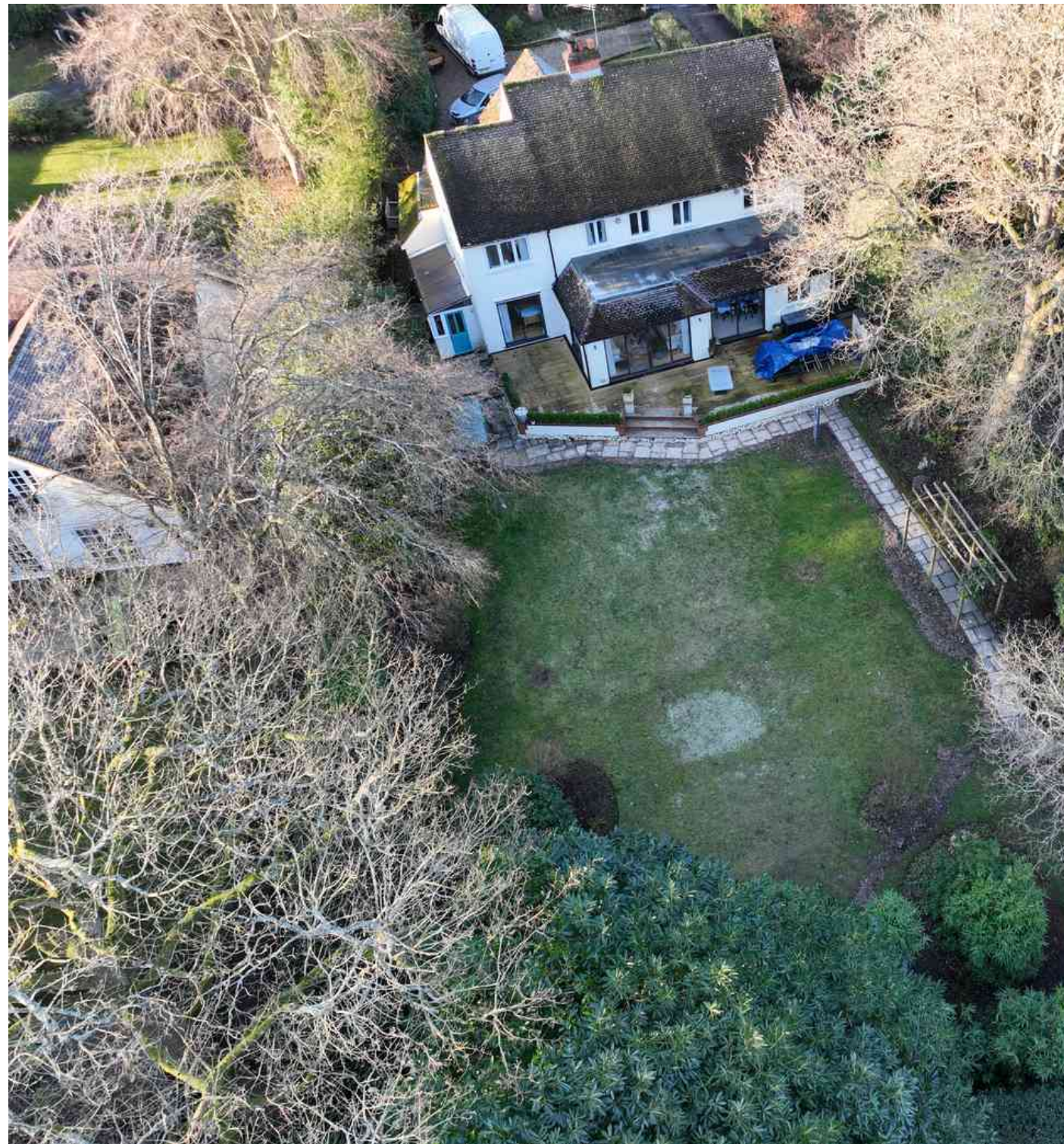


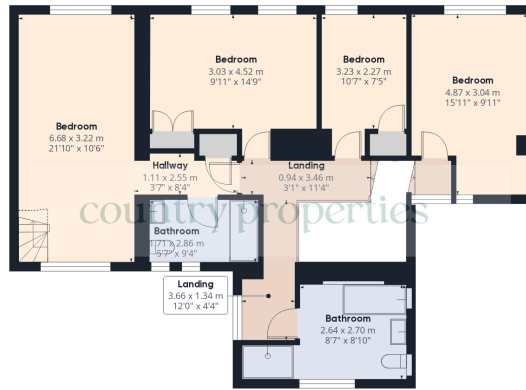
Outside

Front Garden

With a graveled coach style drive the property boasts off road parking for several vehicles and the potential to build a double garage to the front of the property (subject to planning) there are various shrubs, flowers and trees to borders, access to both sides of the property leading to the rear garden and access to the front door. electric car charging port.

Rear Garden





Approximate total area⁽¹⁾
 247.8 m²
 2667.3 ft²

Reduced headroom
 1.86 m²
 20.01 ft²

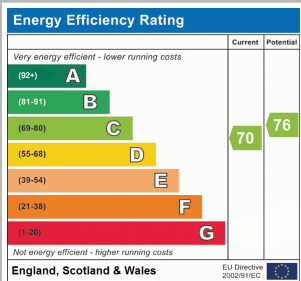
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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.

GIRAFFE360



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](tel:01707339146) | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

country
properties