



# 13, Sweet Briar

Welwyn Garden City,  
Hertfordshire, AL7 3DU  
Guide Price £525,000

country  
properties

A READY MADE HOME AND OFFICE IN ONE... This extended and exceptionally well presented 3 bedroom semi detached home comes with a purpose built home garden office with Cat 6 internet cable leading to it, drive way for 2 cars and a spacious ground floor allowing plenty of room for the family and to work from home.

- 3 bedroom semi detached home
- Spacious ground floor extension
- Open plan kitchen diner/ family room
- Utility room
- Parking for 2 cars
- Purpose built home garden office.

## Ground Floor

### Entrance Hall

Replacement composite door with obscured glass panel to the middle, leading to entrance hall with laminate flooring, radiator ceiling coving, stairs to first floor. Multi pane glazed door leading through to inner hall.

### Inner Hall

Continuation of the laminate flooring. Under stair storage cupboard, door to cloakroom, multi pane glazed door through to living room and door through to kitchen/family room.

### Cloakroom

Continuation of the laminate flooring. Low level dual flush WC. wash hand basin with mixer tap overinset with a high gloss fronted vanity unit below. Extractor fan, sunken ceiling downlighters. Replacement UPVC double glazed window to front with obscured glass. Underfloor heating.

### Living Room

Engineered oak flooring. Radiator. Replacement UPVC double glazed window to front. Ceiling coving. Television and telephone points.

### Open plan Kitchen family room

White high gloss fronted refitted kitchen with quartz worktops. A stainless steel single bowl sink unit with mixer tap over, integrated dishwasher below. Integrated stainless steel twin ovens with five burner induction hob over, stainless steel chimney style extractor above. Space for tall fridge/freezer. Sunken ceiling downlighters. Timber breakfast bar with room to seat three to four people. Open plan to family area. Door leading to utility room. Laminate flooring. Family area coming off of the kitchen has a large domed skylights with mood lighting integrated within, sunken ceiling downlighters. Replacement UPVC full height picture windows overlooking the rear garden with further replacement UPVC double glazed French doors leading out to the rear garden. Continuation of the laminate flooring. Television point. Under floor heating.



## Utility room

Continuation of laminate flooring. Roll edge worktop with cupboards below. Stainless steel single bowl sink unit with mixer tap over. Space and plumbing for automatic washing machine and tumble dryer. Storage shelving. Extractor fan. Double glazed door to side. Under floor heating.

## First Floor

### Landing

Replacement UPVC double glazed window to side. Loft access with drop down hatch and ladder leading to a fully boarded and insulated loft. Doors to rooms and airing cupboard with pre-lagged hot water tank and slatted shelving over.

### Bedroom One

Replacement UPVC double glazed window to front. Radiator. Ceiling coving. Sunken ceiling downlighters. Recess for built in wardrobe.

### Bedroom Two

Replacement UPVC double glazed window to rear. Radiator. Ceiling coving.

### Bedroom Three

Replacement UPVC double glazed window to front. Radiator. Ceiling coving. cabin bed built in over the bulkhead for the stairwell with steps leading up to bed and storage area below.

## Bathroom

Replacement UPVC double glazed window with obscured glass to side and replacement UPVC double glazed window with obscured glass to rear. A refitted bathroom with a shower-bath with glass shower screen and mixer tap over. Further electric shower above. Wash hand basin inset within a vanity unit with cupboards below and mixer tap over. Low level dual flush WC, wall mounted Chrome effect heated towel rail, ceramic floor and wall tiling, sunken ceiling downlighters.

## Outside

### Front Garden

Gravelled driveway providing off road parking for two good sized vehicles. Hedge surround with decorative borders, step leading up to front door with gated side access to the rear garden.

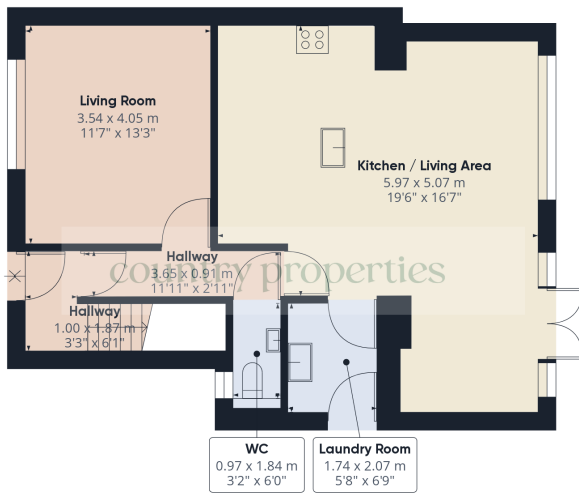
### Rear Garden

Mainly laid to lawn with a timber fence and hedge surround, various flowers and shrubs to borders. Patio area immediately to the rear of the property with a gravelled path and further gravelled seating area to the front of the garden office. Further patio area currently used to house the trampoline.

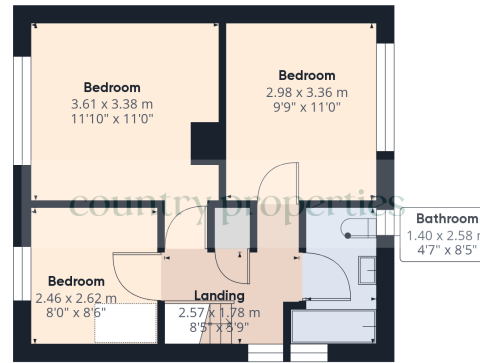
### Home office

A purpose built garden room/office with laminate flooring, LED spotlights, double glazed UPVC windows with French doors within leading out onto the garden and a further UPVC double glazed window to side, cat6 cable leading out to the property providing internet access. Wall mounted app controlled heating unit. Built in storage cupboard and further storage area to the side. Outside the garden office is timber clad with electric lighting and an outside power point.

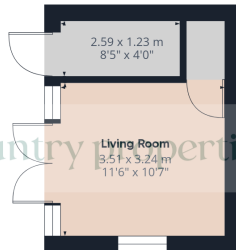




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

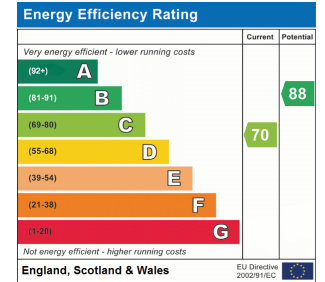


Approximate total area<sup>®</sup>  
116.11 m<sup>2</sup>  
1249.85 ft<sup>2</sup>

(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.

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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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