



15 Groom Place, Welwyn Garden City, Hertfordshire AL7 1GG

£675,000 - Freehold

Property Summary

****PRIVATE GATED DEVELOPMENT WITHIN A STONES THROW FROM THE MAINLINE STATION** COMPLETE UPPER CHAIN OFFERING A SWIFT PURCHASE ** £100 JOHN LEWIS VOUCHER UPON SUCCESSFUL COMPLETION VIA WRIGHTS!** A rare opportunity to purchase this stunning THREE LARGER THAN AVERAGE DOUBLE BEDROOM family home with an exceptional finish on this exclusive development of just 16 homes. Constructed in 2016 by local builders Sandhill Homes to exacting standards. This delightful residence offers tremendous accommodation across three floors measuring in excess of 1600 SQ/FT. Each bedroom benefits from INDIVIDUAL EN-SUITE FACILITIES, a stunning open plan kitchen living area with INTEGRATED SIEMENS APPLIANCES and Bi-FOLD DOORS out to the garden. Living room with BALCONY! The property features SOLAR PANELS and UNDERFLOOR HEATING. Private parking and GARAGE WITH REMOTE DOOR. Groom Place is only 0.7 miles from the mainline station with fast trains to Kings Cross in under 30 minutes. A must view home to appreciate its noteworthy features.

Features

- EXCLUSIVE GATED DEVELOPMENT
- UNDERCOVER PARKING AND LARGE GARAGE WITH REMOTE DOOR
- FLEXIBLE ACCOMMODATION ACROSS THREE FLOORS
- A STONES THROW FROM THE MAINLINE STATION AND TOWN CENTRE
- WALKING DISTANCE TO A RANGE OF SCHOOLS
- SOLAR PANELS AND UNDERFLOOR HEATING
- THREE DOUBLE BEDROOMS EACH WITH EN-SUITE
- BESPOKE INTEGRATED KITCHEN
- LANDSCAPED GARDEN

Room Descriptions

WELCOME TO GROOM PLACE

Drive through the remote gates and park your car in your covered private spot to the front of your home. If its a cold night or you have an additional car then open your garage door also with a remote fob and pop your car inside the garage. There are additional visitors bays also. Open the front door which is of composite construction and a large hallway welcomes you into the home. Gorgeous tiled floor and oak style staircase with glass paneling immediately showing off the eye for detail in the home. The alarm panel is on the wall and there is a handy nook under the stairs to tuck away the coats and shoes. Courtesy door to the garage and a handy W/C. To the end of the hall is the beautiful open plan kitchen living area. Wall to wall bi fold doors bring the outside into the home. A wonderful selection of true handle-less wall and base units and feature fitted Siemens appliances to include, double eye level oven, induction hob, extractor and fridge freezer.

IN ADDITION

There is a handy utility room off of this area with further storage and plumbing. Plenty of space to dine and entertain. Having a large party? Why not extend the table outside, with the level access out to the patio area. Enclosed boundaries with mature shrubs and a lawn for the easy low maintenance lifestyle.

HEAD ON UP

Head on up, the first floor has a generous landing. Off this and to the rear homes the cosy yet spacious living room. Large window and balcony to the garden side, a perfect room to unwind. Bedroom three is also on this floor. A much larger than average double bedroom which could easily fit a King size bed. Wall to wall fitted wardrobes and large windows with "tilt and turn" openers. A Luxury En-Suite shower room which features a hotel like finish with gorgeous tiled walls, walk in luxury shower, w/c and sink with vanity. Heated towel rail and mirror for comfort. The top floor features the principal room which offers the same bespoke wardrobes and a luxury three piece bathroom suite. Bedroom two is to the front and again features a shower room. The large airing cupboard and boiler room is off the landing. There is also loft access. As well as the solar panels and underfloor zoned heating, there is also the addition of a Vent Axia system for ventilation.

MATERIAL INFORMATION

Annual service charge: £707.81. Covers maintenance and insurance policy for the driveway and communal gardens.
The property is being sold via an assisted move scheme where the homeowners are purchasing a new build property. A swift 28 day exchange of contracts is required with an agreed completion date by all parties. Any interested parties would be asked to provide evidence of their proof of funds and associated documents will be shared to The New Homes Group who will have conduct of the sale. We ask all interested parties to provide any documents required in a timely manner to support an offer.

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