



49, Fordwich Road

Welwyn Garden City,
Herefordshire, AL8 6EY
£800,000

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Location, Location, Location... this extended 4 bedroom semi detached home on the sought after West side of town offers spacious accommodation over 3 floors and a further garden room with bedroom facilities and bathroom with sauna.

The property benefits from a spacious ground floor extension providing an additional Utility room, ground floor shower room and good sized family room with a large skylight.

- Sought after West side location
- Loft room
- Chain Free
- Extended semi detached
- Large family Room
- Garden room with sauna



Ground Floor

Entrance Hall

Replacement composite double glazed door to front, further uPVC double glazed porthole window to side, stairs to first floor with two under stair cupboards below, doors to living room and kitchen. Wood effect laminate flooring.

Livingroom

Continuation of the wood effect. Laminate flooring. Walking bow window to front with three uPVC double glazed Georgian style windows within and sunken ceiling downlighters to recess above further sunken ceiling downlighters. Television and telephone points.

Kitchen Diner

Ceramic floor tiling with under floor heating. A solid timber worktop with High gloss fronted cupboards above and below with integrated pull out spice racks, pan draws and cupboard storage. Integrated full height fridge and further below counter freezer. Integrated dishwasher, integrated 4 burner Induction hob With extractor over, further integrated electric oven and combination Microwave and grill. Replacement uPVC double glazed Georgian style French doors to rear with matching Georgian style panels either side. Further replacement uPVC double glazed Georgian style window to rear. Sunken ceiling downlighters, ample room for a table and chairs big enough for up to 10 people, door to utility room, Under cupboard worktop lighting, ceramic wall tiling to splash back area.

Utility Room

Ceramic floor and wall tiling with underfloor heating, replacement uPVC double glazed door to side, sunken ceiling spotlights, two light tunnels. Roll edge work top with cupboards above and below, cloaks storage, space and plumbing for washing machine and tumble dryer. Doors to ground floor shower room and family room.

Family Room

Replacement Upvc double glazed windows to side, replacement uPVC double glazed French doors to rear, ceramic floor tiling with under floor heating, television point, ceiling downlighters large domed skylight allowing natural light into the room. Underfloor heating.

Shower Room

Continuation of the ceramic floor tiling with under floor heating. Large walk in shower cubicle with thermostatically controlled shower over, low level dual push flush WC, wash hand basin inset within a vanity unit with cupboards and drawers below and vanity mirrors above with further sunken spots integrated within and a further shaver charging point. Two natural light ceiling tunnels, sunken ceiling spotlights, wall mounted, heated towel rail.



First Floor

Landing

Replacement uPVC double glazed window to side, drop down hatch with metal step ladder leading to loft room, doors to bedrooms and bathroom wood effect laminate flooring.

Bedroom 1

Wood effect laminate flooring, Walk in bow window with three replacement uPVC double glazed Georgian style windows to front and sunken ceiling downlighters to recess, radiators within. Full height range of extensive wardrobes with shelf, hanging and drawer space within. Wall mounted Television, arial point, Wall light points.

Bedroom 2

Replacement uPVC double glazed Georgian style window to rear, radiator, wood effect laminate flooring, sunken ceiling downlighters. This room is currently being used by the occupants as a Dressing room.

Bedroom 3

Replacement uPVC double glazed Georgian style window to rear sunken, ceiling downlighters, radiator. Wood effect laminate flooring.

Bedroom 4

Replacement uPVC double glazed Georgian style. Window to front. Radiator.



Bathroom

Bathroom is refitted to a high standard with Stone floor and wall tiling. Full height Chrome effect heated towel rail. A White suite comprising of a low level Push button WC, Wash hand basin inset within a stone worktop with White high gloss fronted vanity unit below with integrated cupboards and drawers and mirror with LED lighting and two further Mirrored cabinets, Walk in shower cubicle with thermostatically controlled shower over, sunken ceiling downlighters, replacement uPVC double glazed Georgian style window to rear with obscured glass, extractor fan.

Loft

Study / Loft Room

The Loft room consists of two velux windows to rear, 5 Cupboard access points into eaves storage, sunken ceiling downlighters, Oak effect laminate flooring, wall mounted electric convector heater. Metal and glass balustrade with gate leading to step ladder back down to the landing.

Outside

Front Garden

Extensive block paved driveway providing off road parking for two vehicles, the garden is mainly laid to lawn with shrubs and flowers to borders, ornamental silver birch tree to the front, gated side access to the rear of the property accessing the rear garden.

Rear Garden

The rear garden has an extensive timber patio area made from railway sleepers that wraps around the entire of the rear of the property. The garden is mainly laid to lawn with various flowers and shrubs to borders. There is a further gated area providing access to an Allotment style portion of the garden. Within the garden there is a large timber shed and a further Garden Room, timber fence and hedge surround.



Garden Room

The garden room is a fully insulated timber framed structure with uPVC double glazed french doors and matching windows to side looking out onto the garden wood affect laminate flooring, further replacement uPVC double glazed window to side, under floor heating, various power points, doorway through to shower room sunken ceiling down lighters, wall mounted convector heater, door to shower room.

Shower room

The shower room consists of ceramic floor and wall tiling, low level dual flush WC, Walk in shower cubicle with electric shower within, extractor fan, sunken ceiling downlighters, replacement uPVC double glazed window to front with obscured glass, Wash hand basin with mixer tap over insert within a vanity unit with cupboard below. Wall mounted backlit bathroom cabinet with further light over. Within the bathroom is also a built-in Sauna suitable for 4 to 6 people.



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Approximate total area⁰
 163.5 m²
 1759.9 ft²

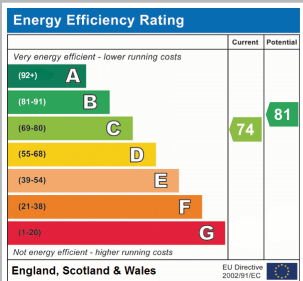
Reduced headroom
 4.31 m²
 46.35 ft²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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