



10, Wheatley Close

Welwyn Garden City,
Hertfordshire, AL7 3LJ
Guide Price £550,000

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ROOM FOR THE GROWING FAMILY!! A well presented good Sized 3 Bedroom extended end terraced home Close to Shops, The property has been thoughtfully extended and modernized throughout, the garden has been well designed and landscaped and benefits from rear access providing the potential to add a garage should you wish (subject to planning)

- A Well Presented and Spacious 3 Bedroom End Terraced Home Close to Shops and Primary Schools.
- 3 Bedrooms.
- Space for GARAGE (Subject to Planning).
- Single storey rear extension
- Landscaped rear garden
- Off road parking for 3 cars

Ground Floor

Entrance Hall

Replacement composite double glazed door leading through into entrance hall, laminate floor, radiator, door to utility room, door to living room, Glazed door to kitchen/ family room, door to under stairs storage cupboard and stairs to 1st floor.

Utility Room/Cloakroom

Ceramic floor tiling. Low level dual flush WC, pedestal wash hand basin with mixer tap over, radiator, roll edge laminate work top with cupboards below housing automatic washing machine and tumble dryer. Replacement UPVC double glazed window to side with obscured glass.

Living Room

Continuation of the laminate flooring, fireplace with marble hearth and surround with gas flame effect fire within, recess either side of the chimney breast which has had built in storage units and media display units fitted with further display shelving over. Replacement UPVC double glazed window to front, radiator, bifold doors leading through to family room.

Refitted Kitchen Family room

The kitchen family room forms part of a single Storey rear extension with pitched roof and VELUX windows within, sunken ceiling down lighters. Continuation of the laminate flooring. The kitchen area consists of a quartz worktop with grey fronted cupboards above and below with brushed steel handles. Integrated pull out rack style units, space for American style fridge freezer, integrated stainless steels AEG oven and grill, matching 4 burner gas hob with stainless steel zanussi chimney style extractor over, under cupboard worktop lighting, integrated AEG dishwasher and further integrated recycling bins, sunken single sink with mixed tap over, replacement uPVC double glazed windows to rear.

Within the family area there is 2 full height panel radiators, room for table and chairs and a further seating area. Bifold UPVC double glazed doors leading out onto an extensive patio area.



First Floor

Landing

There's a half landing with replacement UPVC double glazed window to side and from the landing itself there is a loft access, airing cupboard with Worcester Bosch boiler and slatted shelving within, doors to bedrooms and bathroom.

Master Bedroom

A Double bedroom with Replacement UPVC double glazed window to front, radiator, chimney breast with recess to the side providing space for freestanding wardrobes.

Bedroom Two

A Double bedroom with Replacement UPVC double glazed window to rear, radiator.

Bedroom Three

A small double bedroom with Replacement UPVC double glazed window to front, radiator.

Bathroom

A refitted bathroom suite comprising of a white three piece suites with panel bath with mixer tap and shower attachment and further thermostatically controlled riser shower over, glass shower screen, low level dual flush WC, pedestal wash basin with mixer tap over. Ceramic wall tiling, heated towel rail, 2 Replacement UPVC double glazed windows to rear with obscured glass.

Outside

Front Garden

The front gardens is extensively block paved providing off road parking for two to three vehicles, various flowers and shrubs to borders gated side access providing footpath access to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn with an extensive flagstone patio area, a raised Terraced garden with railway sleeper edging and steps leading up to it. Various flowers and shrubs to borders. Further timber decking area to the middle of the garden with a timber shed. AstroTurf play area with double gates leading out onto council garage areas. Outside tap and PowerPoints. Timber fence surround and PIR security lighting. Potential Space for a Garage (Subject to Consent).



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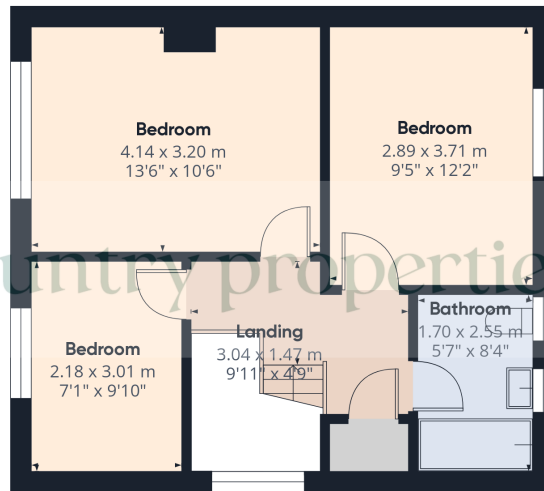
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
101.5 m²
1092.54 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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