



16, Norman Road

Welwyn,
Hertfordshire, AL6 9JP
£475,000

country
properties

This immaculately presented end terrace house is located within easy walking distance of the local BP/Marks and Spencer store and the village centre with its range of shops for day to day needs, including Tesco Express, doctors' and dental surgeries and many restaurants and popular locals. There is a primary school in the village. Access to the A1(M) is at junction 6 and there are mainline stations at Welwyn North and Welwyn Garden City. The house has been greatly improved by the existing owner to provide a pleasing home with good sized gardens/outside areas, garage and plenty of parking.

Ground Floor

Entrance Hall

Glazed paneled entrance door to hall with radiator, understairs cupboard, wood style floor.

Cloakroom

Window to rear. Suite of low level w.c and wash hand basin, tiled floor, radiator.

Kitchen/Breakfast Room

17' 2" x 9' 5" (5.23m x 2.87m)

Comprehensively fitted with range of Siemens appliances consisting induction hob with extractor, integrated washing machine, dishwasher, fridge/freezer, all complimented by granite work surfaces, wood style floor, two velux windows, bi folding doors, radiator, mirror surrounds, down lighters and up lighters, wood style floor.

Lounge

15' 9" x 10' 4" (4.80m x 3.15m) A delightful dual aspect room with windows to front and side. Feature contemporary style wall mounted gas coal effect fire with marble surround, radiator.



First Floor

Landing

Window to side. Access to fully boarded loft with ladder, also housing Bosch gas fired boiler.

Bedroom One

15' 9" x 9' 6" (4.80m x 2.90m)

Windows to two aspects with delightful views over countryside, range of wardrobes with drawers and lighting, radiator.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m) Window to rear. Range of built in wardrobe with drawers and lighting, airing cupboard with Megaflow, additional storage and drawers, radiator.

Bathroom

Fitted with a white suite comprising bath with shower, pedestal wash basin and low level w.c, window to rear. towel rail, extractor, fully tiled walls and floor, extractor.

Outside

Front Garden

A good sized corner plot with two lawned areas. Shrubs and borders. Outside lighting. Access to rear. Driveway with parking for two/three cars and leading to:

Garage

Up and over door. Power and lighting.

Side garden

Southerly facing side garden with lawn, flower beds, shrubs and borders, outside taps.

Rear Garden

An attractive and secluded westerly facing rear garden. Arranged in tiers with paved and lawned areas. Borders and many mature shrubs. Outside lighting and tap, covered bench sitting area.





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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