



149, Peartree Lane

Welwyn Garden City,
Hertfordshire, AL7 3AJ
Offers in Excess of £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

LOOK NO FURTHER!! Situated just a short walk from the town centre, mainline station and popular schooling, this superbly presented three bedroom family home has transformed since 2020 with every single room now fully refurbished along with newly landscaped gardens front and back. This versatile property offers two generous double bedrooms, a beautiful modern kitchen with island and integrated appliances, great living space, and a private garden entertaining area complete with a glass veranda and porcelain tiles.

- 3 BEDROOM
- TERRACED HOME
- NEWLY REFURBISHED THROUGHOUT
- COMMUNAL PARKING AT REAR OF PROPERTY
- CLOSE TO TRAIN STATION & TOWN CENTRE
- OPPOSITE PEARTREE SCHOOL
- CLOSE TO LOCAL AMENITIES
- PLANNING ACCEPTED FOR GARDEN OFFICE
- FREEHOLD
- COMBI BOILER INSTALLED 2020

Ground Floor

Entrance Hall

Wood flooring flows into the living room and into the kitchen. A new wooden staircase with glass panels leads up to the first floor. Thermostatically controlled radiator. Spotlights. Doors leading to Kitchen, Living Room and Downstairs WC. Under-stairs storage.

Living Room

Continuation of wood flooring, dual aspect double glazed UPVC windows overlooking the Front garden. Two radiators. Two double-plug sockets with USB connectors.

Kitchen / Diner

Continuation of wood flooring. Modern Kitchen with a variety of wall and floor grey cupboards with rose gold chrome handles. Integrated dishwasher, integrated Samsung oven, Blanco farmhouse style sink with spray attachment, solid oak worktop with built in Neff four hob gas burner with extractor fan. Space for freestanding fridge freezer, shutter doors leading to a utility and storage area with space for a tumble dryer and washing machine. Thermostatically controlled radiator. Large island in centre with storage and recycle bins built in. Spotlights. Double glazed UPVC windows overlooking the garden. Door with glass panels leading to garden.

Downstairs W/C

Two piece bathroom suite comprising of a low level WC with dual flush, sink basin with chrome mixer tap, black tiled flooring, extractor fan, automatic sensor light when you open the door.



First Floor

Landing

Light grey laminate flooring flows into two bedrooms. Solid wood sliding barn door leads to family bathroom. Doors leading to Master bedroom, bedroom two and three. Wall mounted mirror when pushed reveals a hidden cupboard with versatile storage and drawer compartments. Plug sockets with USB connectors. Loft access, spotlights.

Master Bedroom

Continuation of light grey laminate flooring. Thermostatically controlled radiator. Double glazed UPVC window overlooking rear garden. Custom fitted Wifi smart blind. Plug sockets with USB connectors.

Bedroom Two

Newly fitted luxurious carpet. Thermostatically controlled radiator. Dual aspect double glazed UPVC windows overlooking the front garden. Plug sockets with USB connectors.

Bedroom Three

Continuation of light grey laminate flooring. Thermostatically controlled radiator. Built-in storage cupboard with double-wardrobe. Double glazed UPVC window overlooking the front garden. Plug sockets with USB connectors.

Bathroom

A three piece bathroom suite comprising of panelled bath with black hot & cold taps, separate shower attachment and a waterfall shower head in ceiling. Low level WC with dual flush. Sink basin with waterfall mixer taps. Wall mounted modern radiator. Black tiled flooring. Spotlights. Frosted glass double glazed UPVC window overlooking the garden. Basin storage mirror with anti-steam and Motion-controlled LED lighting. Custom fitted Wifi smart blind.

Outside

Front Garden

Enter through a Connex wooden gate, you step onto a porcelain slab pathway. Landscaped garden with low-maintenance grey stone chippings. A selection of shrubs and plants borders the garden. Storage cupboard.

Rear Garden

Porcelain paving slabs lead to private entertaining area with glass veranda (this comes with a detachable sun shield offering shade on sunny days). Modern fence panels surround lawn area on both sides and rear. Down the right hand side we have the continuation of the porcelain paving slabs with grey slate chippings leading to the back of the garden. Planning permission accepted for an outdoor office. Rear gated access leads to a communal parking area. Deceptively large storage shed. Outdoor power sockets.

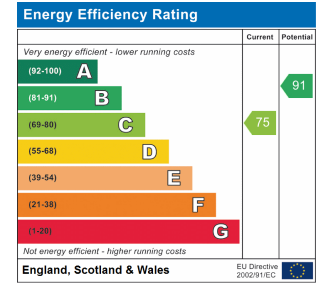
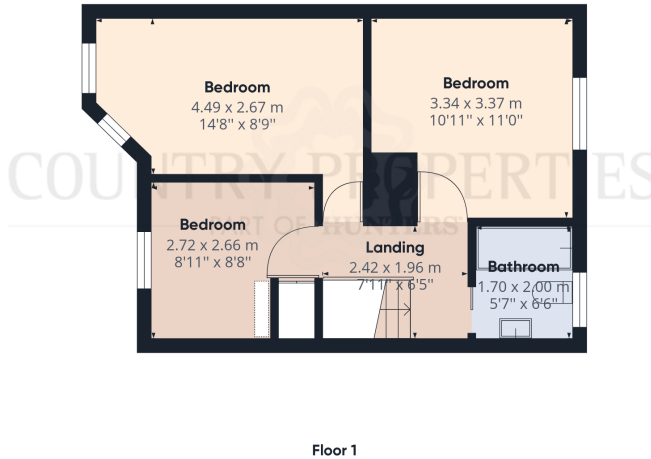
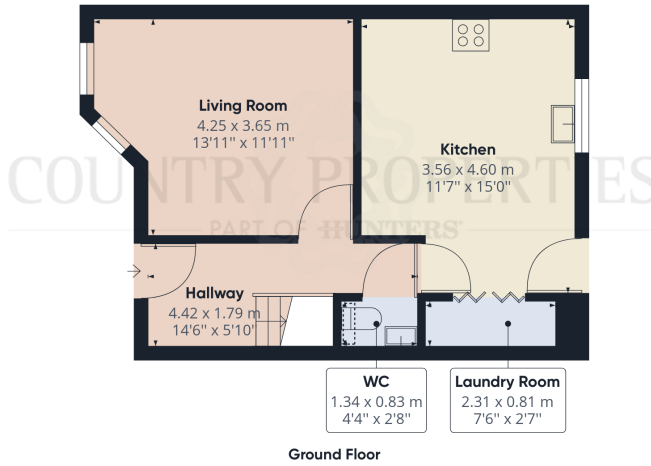
Agents Notes

Council Tax: Band C - £1885 P.A

EPC Rating: C

Tenure: Freehold





Approximate total area⁽¹⁾
75.61 m²
813.82 ft²

Reduced headroom
0.18 m²
1.94 ft²

(1) 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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk