



3, Wolves Croft

Woolmer Green,
Hertfordshire, SG3 6LR
£625,000

country
properties

This nicely presented family detached house has been much improved by its existing owners and is situated in the popular village of Woolmer Green with its newly opened shops and facilities. St Michaels primary school and open countryside are just a few minutes walk away and the village of Knebworth is just a couple of minutes drive providing excellent local facilities including shops, restaurants, doctors surgery, library, and post office. Knebworth mainline railway station provides easy access to London. This spacious property was built around 1990 and is situated in a cul de sac of 5 houses, all of which are detached. The house offers a good standard of living accommodation and comprises on the ground floor an entrance hall, separate lounge/playroom, spacious living room, downstairs cloakroom, re fitted kitchen and conservatory. Upstairs there are four good-sized bedrooms, a re fitted ensuite to the master bedroom and a family bathroom. Outside there is a garage and three/four parking spaces. To the rear of the house there is a good-sized westerly facing garden and gate providing access to village hall and exercise area.



Ground floor

Entrance hall

Glazed paneled entrance door to hall with radiator.

Cloakroom

Suite consisting wc, wash basin, radiator, window to front.

Lounge/playroom

13' 6" x 8' 11" (4.11m x 2.72m)

Bay window to front, full range of cupboards and drawers providing housing for TV etc, wood style floor, radiator.

Reception room

24' 5" x 12' 11" (7.44m x 3.94m)

Windows to two aspects, sliding doors, to garden further doors to conservatory, two radiators.

Conservatory

12' 11" x 12' 3" (3.94m x 3.73m)

Door to garden.



Re fitted Kitchen

12' 11" x 8' 11" (3.94m x 2.72m)

Re fitted kitchen with range of base and eye level cupboards consisting single drainer sink unit, with cupboards below, further units housing gas hob with extractor over, oven, integrated dishwasher, granite style work surfaces, cupboard housing gas fired boiler, door to side, window to front, tiled floor and surrounds.

First floor

Landing

Hatch to loft.

Bedroom

14' 1" x 11' 2" (4.29m x 3.40m)

Window to rear, radiator.



Ensuite Shower room

Re fitted suite consisting of walk in shower cubicle, pedestal wash basin, wc, window to side, radiator.

Bedroom Two

14' 1" x 11' 1" (4.29m x 3.38m)

Two windows to front, radiator.

Bedroom

11' 2" x 10' 2" (3.40m x 3.10m)

Window to rear, radiator.

Bedroom

9' 11" x 9' 3" (3.02m x 2.82m)

Window to rear, radiator.

Bathroom

Suite consisting bath with shower, wash basin, wc, tiled floor and walls, window to side.

Outside

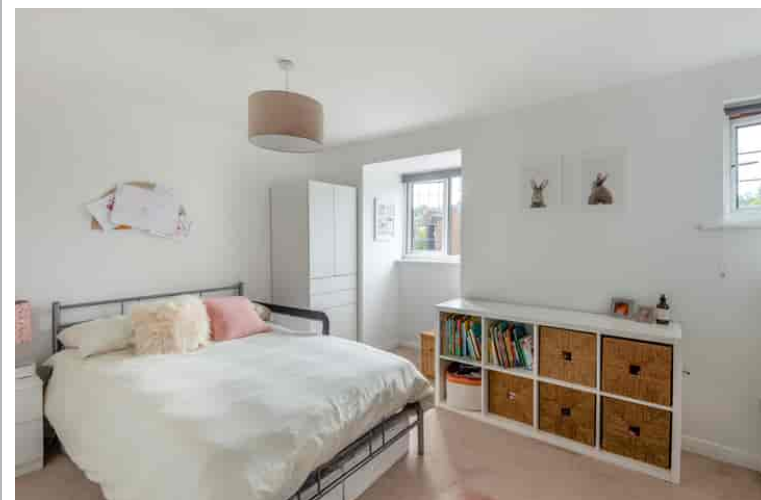
Front of house.

To the front of the house there is hard standing for up to three vehicles, there is an additional allocated car standing space, access at both sides to rear garden.

Garage

16' 7" x 7' 6" (5.05m x 2.29m)

Single garage, at present divided to provide gym/exercise space.

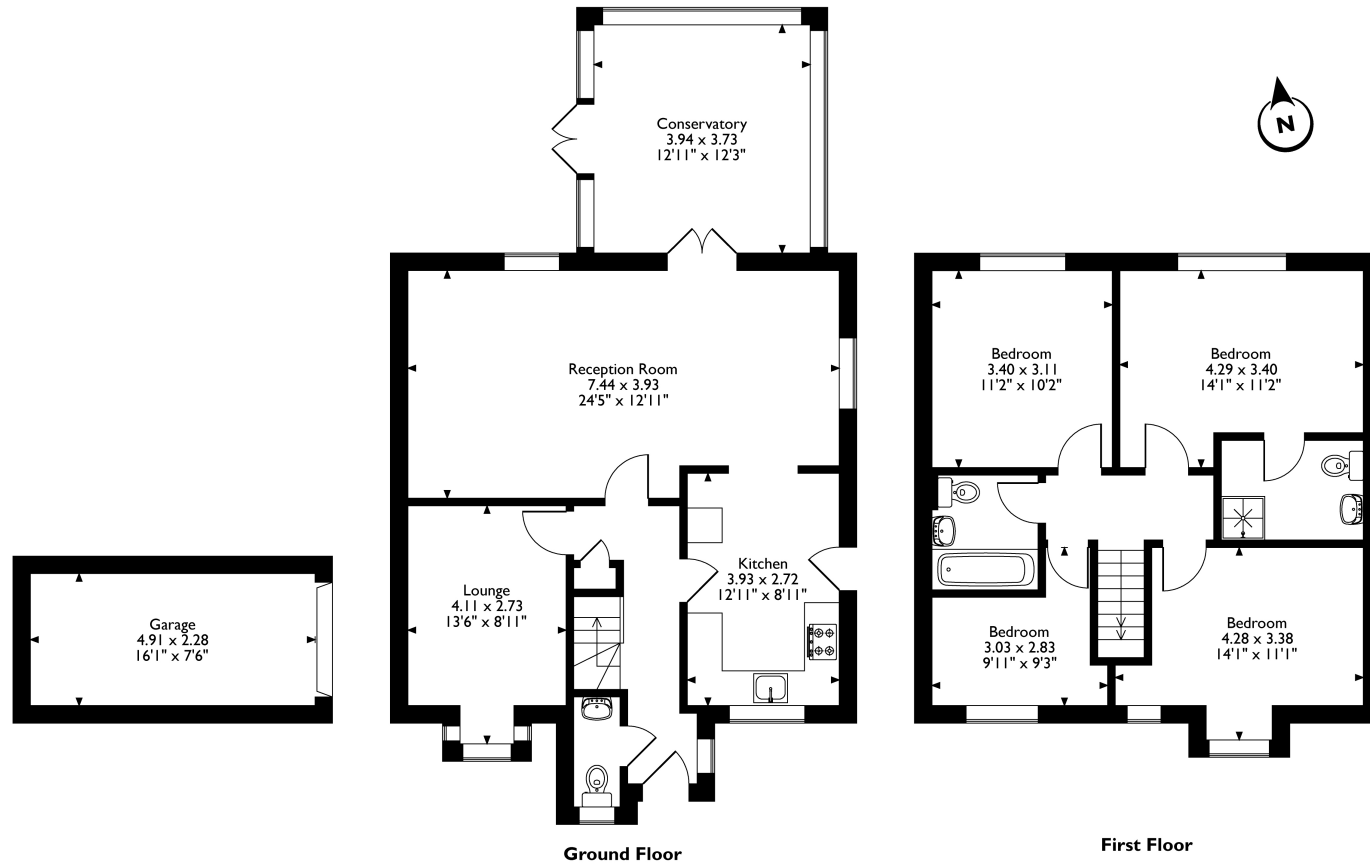


Rear Garden

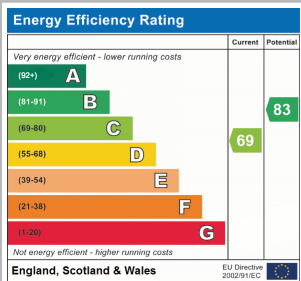
Westerly facing rear garden laid to lawn with paved terrace, close interwoven fencing. Gate providing access to village hall/exercise area.



3 Wolves Croft, Woolmer Green, Knebworth, Hertfordshire
 Approximate Gross Internal Area
 Main House = 132 Sq M/1423 Sq Ft
 Garage = 11 Sq M/118 Sq Ft
 Total = 143 Sq M/1541 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Viewing by appointment only

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