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Country Properties | 10, High Street | AL6 9EQ
T: 01438 716471 | E: welwyn@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

4, Ellesfield

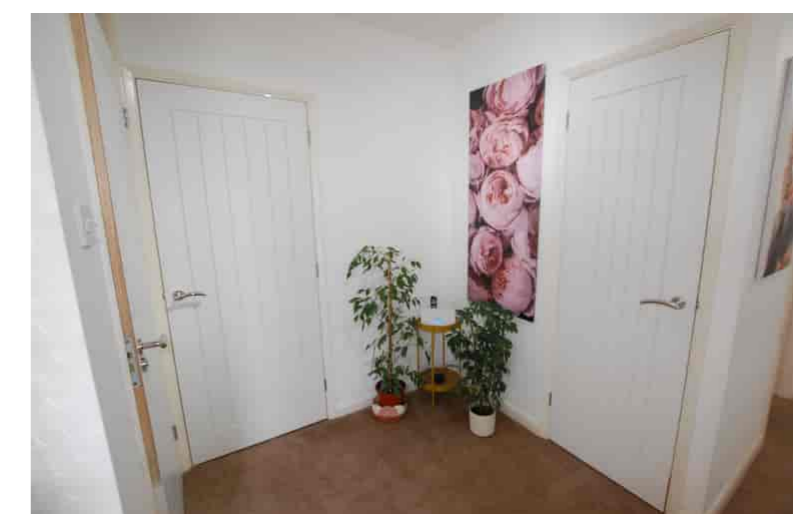
Welwyn,
Hertfordshire, AL6 9HB
Guide Price £535,000

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Stones throw of the village centre. An opportunity to purchase this modern detached bungalow, which is located within a short walk of the village centre with its excellent access to the main communication links with junction 6 of the A1[m] being within minutes drive and Welwyn North and Welwyn Garden City being within a short drive and the four main airports being within easy striking distance. In addition there are many things to do locally. Welwyn village is an active place with events taking place throughout the year. There are a number of busy pubs, each with their own vibe and style. The village boasts a library, a busy tennis club, Cricket club and a thriving Sports & Social club where tribute bands, comedians and bingo are regularly on. There are also active pool, snooker and darts teams within the village. There is a small Civic Centre that hosts the local village theatrical group with plays on periodically through the year. There are a couple of children's nurseries in the village as well as the popular St Mary's Primary School. Available services in the village include: bakeries, a tea room, restaurants, locally owned car MOT garage, doctors surgery, pharmacies, fish & chip shop, hairdressers among others.

- Master bedroom with en-suite shower room
- Spacious lounge with views to garden
- Newly fitted boiler
- Fitted kitchen with appliances
- Garage and additional parking space.
- Gas central heating and double glazing
- Short stroll to the village centre
- No through road location
- Recently re fitted internal doors

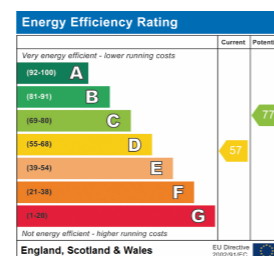


Floor Plans



Total area: approx. 96.4 sq. metres (1037.2 sq. feet)

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.



Accommodation

Reception Lobby

Glazed panelled entrance door to lobby, opening to entrance hall

Entrance Hall

Airing cupboard, store cupboard, hatch to loft, radiator.

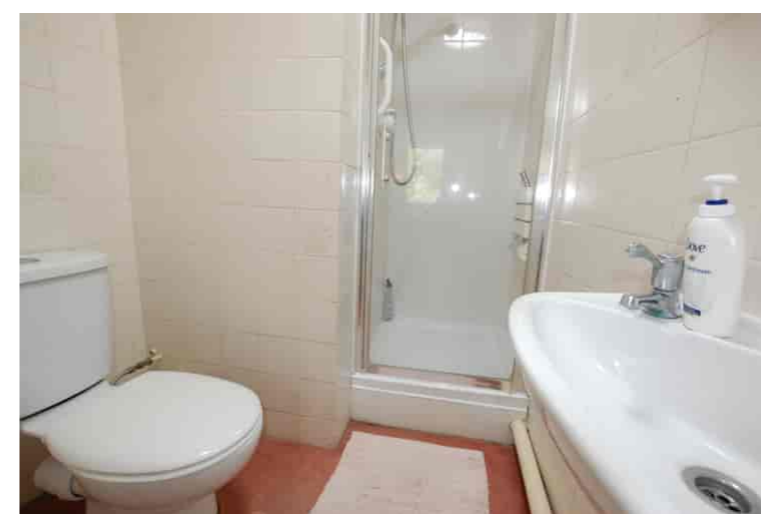
Lounge/dining room

16' 11" x 14' 7" (5.16m x 4.45m) Stone fireplace

incorporating gas coal effect fire, recently fitted patio doors to garden, radiator, further door to rear.

Kitchen

9' 11" x 9' 10" (3.02m x 3.00m) Fitted kitchen with range of base and eye level cupboards incorporating fitted appliances including hob with extractor over, newly fitted oven, dishwasher, free standing fridge/freezer, single drainer





sink unit, tiled surrounds, downlighters, window to front.

Master bedroom

12' 7" x 10' 8" (3.84m x 3.25m)
Window to side, range of fitted wardrobes,, single and double, radiator.

Ensuite shower room

Shower cubicle with wash hand basin, wc, heated towel rail, tiled walls.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m) Window to side, radiator.

Bathroom

White suite consisting bath wc, wash basin to vanity unit, tiled floor and walls, radiator, extractor.

Garage

16' 8" x 10' 8" (5.08m x 3.25m)

Electric up and over door, plumbing for washing machine. [The garage is accessed off the entrance hall, so could easliy provide additional living space, if required, subject to planning]

Outside

Front of property

To the front of the property, there is a shrub bed, with adjacent

driveway/hardstanding, leading to garage.

Main garden

The majority of the garden is to the side of the property with paved terrace, patio to rear, ideal for the barbecue, lawns, shrubs, flower beds, shed, gate to side, steps up to higher level garden.