



1, Cloverfield

Welwyn Garden City,
Hertfordshire, AL7 1EG
Guide Price £475,000

country
properties

A beautifully presented three-bedroom home offering flexible living with a bright lounge, modern kitchen, open-plan dining/family room with French doors to a private garden. Upstairs features two bedrooms with built-in storage and a stylish bathroom. The enclosed rear garden includes lawn, patio, and side access. Ideal for families or professionals seeking comfort and space in a popular location.

- 3 BED SEMI DETACHED
- POPULAR LOCATION
- SPACIOUS KITCHEN
- EXTENDED
- SEPERATE FAMILY ROOM
- DOWNSTAIRS W/C
- LOW MAINTAINENCE REAR GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES

Ground Floor

Hallway

Laminate flooring throughout, with doors leading to all ground floor rooms. Wall-mounted radiator and a small cupboard housing the fuse board and meters. Thermostat wall mounted. Obscure double-glazed uPVC window either side of the front door.

Living Room

Carpeted living room with dual-aspect double-glazed uPVC windows to the front and side. Main telephone and internet point. Tall, wall-mounted panel radiator. Decorative fireplace with mantle.

Kitchen

Accessed via the hallway, this tiled kitchen features a range of floor and wall-mounted cream-fronted storage units and wooden worktops, including a breakfast bar. Space for a tumble dryer, washing machine, dishwasher, and tall fridge freezer.

Appliances include a Bosch oven with Neff gas hob and matching extractor fan over, plus an integrated freezer. Dual-aspect double-glazed uPVC windows to the side and rear overlook the garden. Tiled splashback, sunken ceiling downlights, sink basin with chrome mixer tap, wall-mounted Worcester combi-boiler, and a wall-mounted radiator.

Dining Room

Laminate flooring dining area. Wall mounted radiator. Open archway leading into the family room. A large under-stairs storage cupboard with lighting



Family Room

Carpeted family room accessed through an open archway from the dining room. Double-glazed uPVC French doors open onto the rear garden, with additional windows on either side. Wall-mounted tall radiator.

Downstairs W/C

A two piece bathroom suite comprising of low level WC with dual flush and sink basin with chrome mixer tap over and vanity unit beneath. Double glazed uPVC obscure window to side. Radiator wall mounted.

Porch??

Laminate flooring continued from the hallway. Double-glazed uPVC window to the front and a door leading to the rear garden.

First Floor

Landing

Carpeted landing continues from the stairs, with doors leading to all first-floor rooms.

Bedroom 1

Accessed from the landing, the master bedroom features laminate flooring and dual-aspect double-glazed uPVC windows to the rear and side. Large built-in wardrobe, over-stairs storage cupboard and wall-mounted radiator.

Bedroom 2

Carpeted bedroom with a double-glazed window to the front and a radiator mounted beneath.

Bedroom 3

Laminate flooring with a front-facing double-glazed window and radiator beneath. Built-in wardrobe.

Bathroom

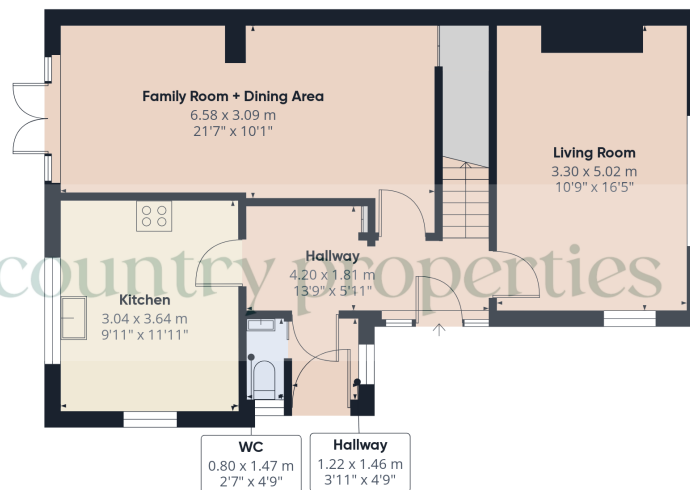
Modern three-piece suite comprising of a low-level WC with dual flush, sink basin with chrome mixer tap and vanity unit beneath, and a bathtub with stainless steel hot and cold taps and overhead shower. Vinyl flooring, tiled walls, wall-mounted extractor fan, heated towel rail, and obscure double-glazed uPVC window to the rear.

EXTERNAL

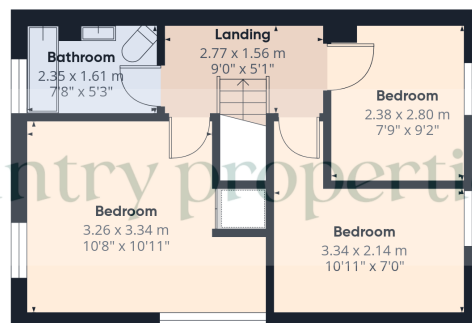
Rear Garden

The garden features a paved area with side access to the front of the property, leading to a laid-to-lawn space. At the rear, there's a graveled seating area, fully enclosed by fencing for privacy. A garden shed is situated in the rear corner of the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
94.5 m²
1016 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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: welwyngc@country-properties.co.uk

www.country-properties.co.uk

country
properties