



WRIGHTS

# 50 Lowerfield, Welwyn Garden City, Hertfordshire, AL7 3JT

- HIGH SPECIFICATION HOME
- ZONED UNDERFLOOR HEATING UNDER STONE TILES
- THREE BATHROOMS (ONE EN-SUITE)
- LARGE DRIVEWAY AND FRONTAGE
- THREE DOUBLE BEDROOMS
- DOUBLE STOREY EXTENDED
- SURROUND SOUND IN THE KITCHEN LIVING AREA
- BI-FOLD DOORS AND WINDOW TO THE GARDEN
- 1230 SQ/FT OF RESIDENCE TO ENJOY



## PROPERTY DESCRIPTION

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A truly remarkable and impeccably finished THREE DOUBLE BEDROOM, SEMI DETACHED residence overlooking a pretty green. Packed with so many bonus features, careful consideration has been given to every inch of the home. Having been extended across both floors, there is expansive accommodation to enjoy measuring 1230 SQ/FT. A show stopping open plan kitchen living room with SURROUND SOUND CEILING SPEAKERS, ZONED UNDERFLOOR HEATING, BI-FOLD DOORS AND BI-FOLD WINDOW to a sunny aspect! A real social space for the family BBQ parties. There are THREE BATHROOMS all featuring high specification finishes and a SAUNA SHOWER. A grand entrance hall with oak veneer staircase, stone flooring through the ground floor. The principle bedroom offers a EN-suite and there is a luxury family bathroom to the first floor. Externally there is a superb rear garden and a large frontage with private driveway. Lowerfield is a small community surrounding a leafy green space. There are renowned primary schools within walking distance and an easy commute to the town centre, mainline station and major road links such as the A1M and A414. A must view property to appreciate the attention to detail and finish, read on...



## ROOM DESCRIPTIONS

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### WELCOME TO LOWERFIELD

#### ENTER THE RESIDENCE

Head on in through the solid timber front door with two side lights. The main entrance hall demonstrates an air of sophistication and class. The oak veneered staircase is a real wow factor and the 20mm stone flooring with zoned underfloor heating spans the whole floor. The living room provides a cosy room to enjoy and unwind of an evening. The main hub of the home incorporates the extended area. A superb open plan space with a designated living, dining and kitchen area. Sleek white high gloss kitchen with a vast range of wall and base units. Integrated dishwasher, freestanding Range cooker with extraction to remain. Remote controlled Velux sky light over the dining area, bi folding doors and bi folding window leads out to the sunny rear garden. There are ceiling speakers with Bluetooth and radio functions. The utility room which features a sink, space for a washing machine and cupboard housing the house controls, water softener and boiler. There is a handy side door. The ground floor shower room incorporates a large walk in shower, low level w/c and wash hand basin.

#### HEAD ON UP

A bright and spacious landing where you will find the airing cupboard and loft access. The principal bedroom offers views over the rear garden and a vaulted ceiling. The superb en-suite includes a sauna shower cubicle, w/c and sink, the walls and floor are tiled for comfort. Bedroom two and three are both large double rooms. The family bathroom has been completed in a spa room style, fully tiled walls and floor, the room also includes a shower and bath, a no expense spared finish!

### TOUR THE GROUNDS

The sunny rear garden has a porcelain style patio to the immediate rear. There is power to the border, the Large timber shed has its own power supply. A handy gated side access to the front. The deep frontage is set behind the Garden City style hedge, there is a lawn and large driveway for off street parking. The street offers unrestricted parking.

#### Additional information.

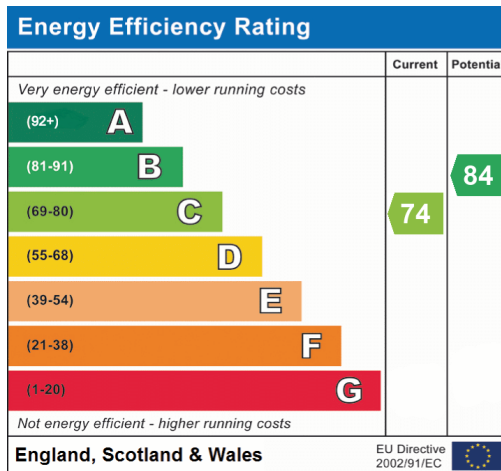
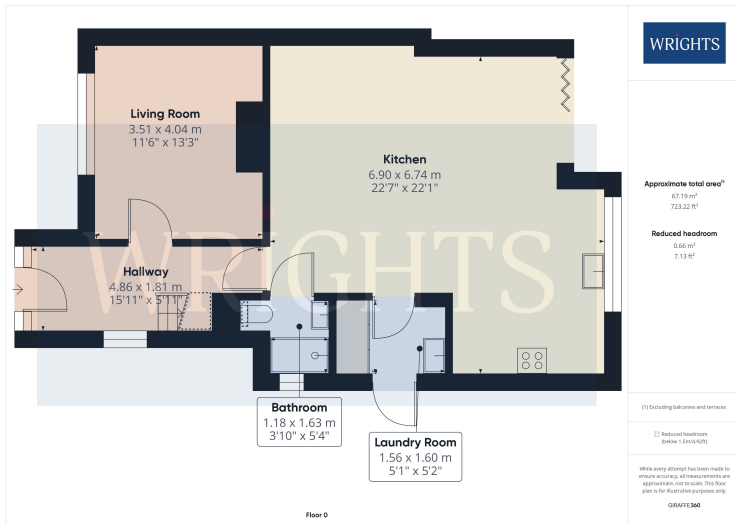
The house is fully alarmed (membership required to ADT)  
The sellers would consider selling chain free.  
Council Tax Band E £2,548.72

#### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



# FLOORPLAN & EPC



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