



Plot One

16, School Lane, Welwyn,
Hertfordshire, AL6 9PH
£850,000

country
properties

One of three brand new three story houses being constructed by Tilsworth developments within a stone throw of the village centre.

- Highly individual design
- Stones throw of village centre.
- Three bedrooms and two bathrooms
- Feature first floor Sitting room
- High specification throughout
- Parking for two vehicles
- Luxury fitted kitchen with appliances.
- Southerly facing rear garden
- Ten year structural warranty
- Nacoss approved alarm system.
- Overall floor area 1502 sqft

Entrance Lobby

Solid entrance door with side panel leading to lobby, double doors to dining/family area

Dining/Family area

5.6m x 3.3m (18' 4" x 10' 10")) Window to front, opens to kitchen/utility/cloakroom.

Kitchen

7.95m x 3.95m (26' 1" x 13' 0")

Utility room

2.75m x 1.90m (9' 0" x 6' 3")

Cloakroom

Upper ground floor

Reception area

8m x 4.7m (26' 3" x 15' 5") Doors onto terrace

Master Bedroom

5.3m x 3.7m (17' 5" x 12' 2") Window to front.

Ensuite Bathroom

First floor

Landing

Bedroom Two

3.6m x 3.4m (11' 10" x 11' 2") Window to rear.



Bedroom Three

3.7m x 3.4m (12' 2" x 11' 2") Window to front.

Shower Room

Outside

Front of house

There is landscaping to the front with two allocated car standing spaces.

Rear Garden

Southerly facing elevated terrace.

Specification

Nacoss approved alarm system-----

CAT 6 cabling/sky/TV to all bedrooms-----Highly efficient Air source heat pump system with underfloor heating controlled by digital wall thermostats-----

Porcelanosa Sanitary ware and tiles fitted to all bathrooms and ensuites-----

Fitted carpets and quality ceramic floor tiling-----LED downlights throughout-----

Fully fitted kitchen with quartz worktops . Appliances to include combi oven, single oven, tall fridge and seperate tall freezer, wine cooler, hob, Quooker hot water tap , dishwasher-----

Aqualisa controlled showers-----

Electric vehicle charging points-----

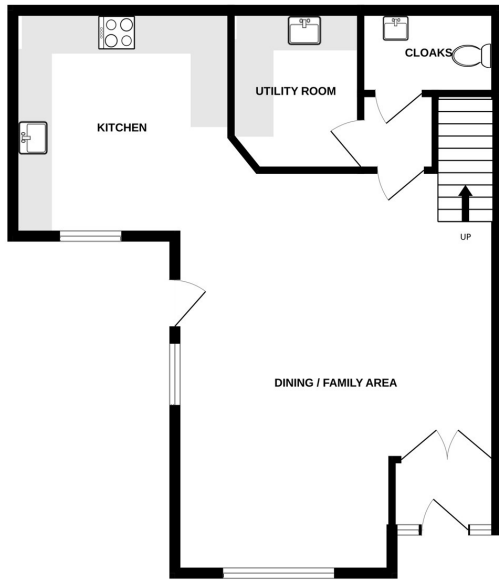
Fully landscaped gardens with patios.-----10 year structural warranty.

Agents notes

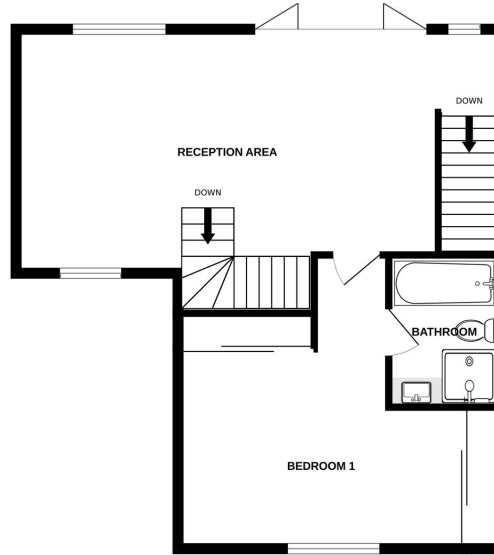
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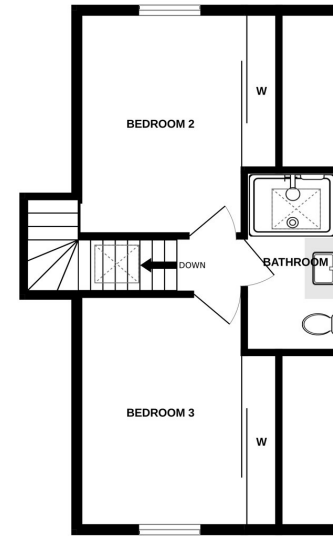
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1502sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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