

FOR SALE

£475,000 Freehold (to be confirmed)



WRIGHTS

Gooseacre, Welwyn Garden City, Hertfordshire, AL7 4NB

- RE WIRED AND RE PLUMBED WITH UPGRADED BOILER
- REPLACEMENT KITCHEN AND BATHROOM
- GROUND FLOOR W/C PLUS UTILITY ROOM
- LANDSCAPED GARDEN WITH DETACHED HOME OFFICE AND WORKSHOP
- 1930'S GARDEN CITY RESIDENCE
- OVERLOOKING A PEACEFUL GREEN
- HIGHLY SOUGHT AFTER STREET

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

Packed with charm and character, this 1930's EXTENDED RED BRICK Garden City delight oozes modern styling with a blend of period features. Overlooking an expansive leafy green space on a quiet turning in the ever popular Woodhall district of the town. Far more than meets the eye, the current family have undergone a refurbishment regime on the property to include; fully integrated kitchen, luxury family bathroom, a reconfigured layout to add a UTILITY ROOM and GROUND FLOOR W/C. For peace of mind the property has been REWIRED and RE PLUMBED WITH UPGRADED BOILER. Externally the SOUTH FACING garden has been LANDSCAPED and there is a DETACHED WORKSHOP AND HOME OFFICE for the modern lifestyle. This well appointed home really has it all and an integral viewing is a must to appreciate the work to date. Gooseacre is a small community of pretty properties which pay homage to the original Garden City design. For convenience, the Woodhall Shops are opposite whilst a walk will see you in the town centre an mainline station. For Sunday walks, the King George playing fields are close by and renowned primary schools are all easily accessible. The A414 and A1M are within easy reach for the commuter. Read on...



ROOM DESCRIPTIONS

WELCOME TO GOOSEACRE

Enter the street with its wide verges and pretty, leafy green space in front. A selection of 1930's red brick homes are all on one side of the street. Approach the property and park directly outside, the front garden has been landscaped and there is laurel hedging for privacy. Step through the upgraded composite door and into the hallway, the feeling of space is immediately felt. The staircase leads to the first floor, there are two storage areas for coats and shoes. The hall leads nicely into the main hub of the home, split into three key areas, the living room is to the front and offers a large picture window which overlooks the front. There is a wood burner for those cosy evenings and sliding doors which can isolate this space from the dining area. The dining area flows into the superb kitchen space. Bright and airy, a lovely Duck Egg blue shaker style kitchen with sleek white worktops and splash backs. The integrated appliances include a John Lewis Cooker, inset induction hob with extractor and dishwasher. For added convenience there is a breakfast bar and plenty of storage solutions with ample wall and base units. There is a side door to the garden. The spacious utility room has storage solutions and a handy cupboard which can house a washing machine and tumble dryer. The w/c is off this room.

HEAD ON UP

The three bedrooms are all spacious in size and flood this floor with so much light due to the large windows. Bedrooms two and three overlook the front and the principal bedroom has a rear aspect. The luxury bathroom which has been refurbished and offers an upgraded three piece suite, luxury fittings and a large storage cupboard with mirrored doors. The bathroom overlooks the rear aspect. The loft access is in the hallway, neighboring homes have converted the loft space and the same could be achieved (subject to the usual planning consents).

TOUR THE GROUNDS

The landscaped south facing garden offers a sunny aspect with so many additions! The natural stone patio is perfect for al-fresco dining, the artificial lawn aids for the low maintenance factor, there is a covered pergola and mature borders. For convenience, there is a gated side access to the front. The detached timber workshop and home office have power and light. There is plenty of unrestricted street parking.

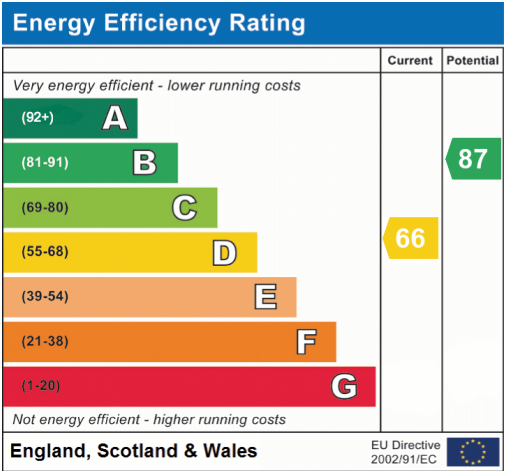
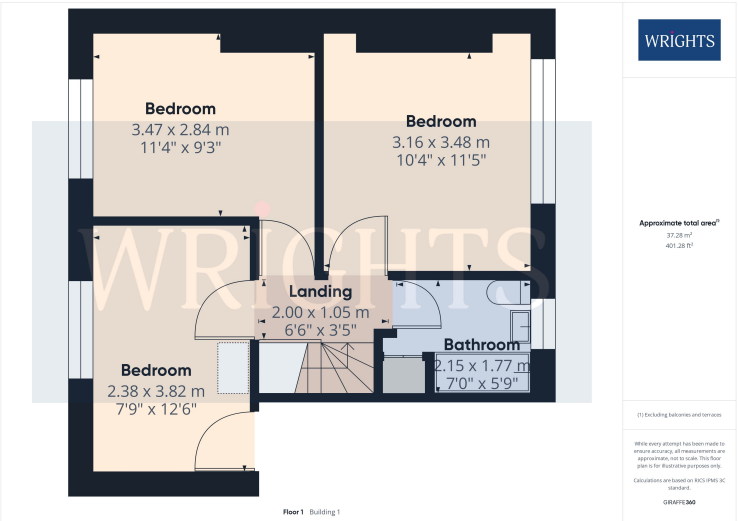
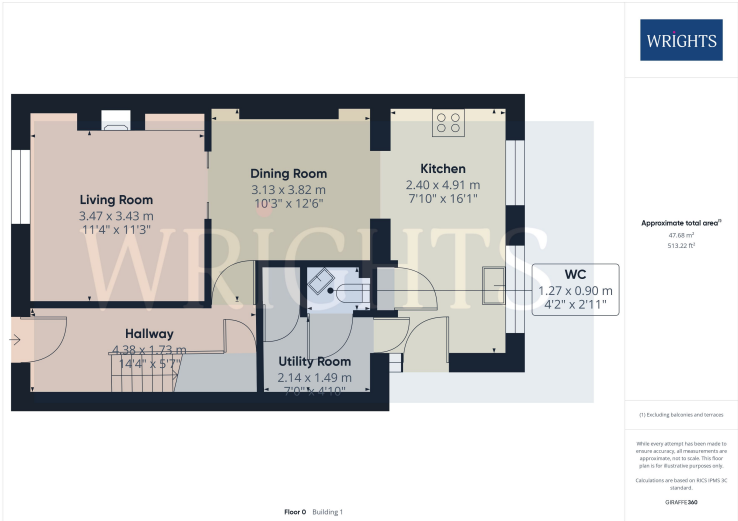
COUNCIL TAX BAND D

£2,184.15

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.





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