



13, Victoria Close

Welwyn Garden City,
Hertfordshire, AL7 4EL
£700,000

country
properties

A Modern detached home over 3 floors, offering 4 bedrooms, 3 bathrooms, a separate study, a private rear garden and over looking woodland, all located at the end of a quiet cul-de-sac.

- 4 good sized bedrooms
- 3 bathrooms
- Study
- Garage with eves storage
- Private rear garden
- quiet Cul-de-sac location

Ground Floor

Entrance Hall

Double glazed composite door leading to entrance hall, with laminate flooring, Stairs to first floor, Radiator concealed within a decorative radiator cover, Doors to study, cloakroom, living room and kitchen diner. Under-stair storage cupboard housing meters with sunken ceiling downlighter within.

Office

UPVC double glazed window to front. Radiator. Telephone and internet points.

Cloakroom

Decorative vinyl flooring. Ceramic wall tiling, decorative paneling to dado height. Ceiling coving. Sunken ceiling downlighters. Extractor fan. Low level WC, Pedestal. Wash hand basin with mixer tap over. Radiator.

Living Room

Continuation of the laminate flooring. Two Double glazed skylights. UPVC double glazed French doors to rear and a further UPVC double glazed window to rear. Two Radiators. A built in entertainment unit with sunken recess for television and sound bar, Integrated electric flame effect fire.

Kitchen/ Diner

Continuation of the laminate flooring. UPVC double glazed French doors to rear. Sunken ceiling downlighters. Radiator concealed within a decorative radiator cover. Room for large dining table and chairs. Room for freestanding fridge/freezer. Further integrated fridge/freezer, full height Larder style cupboard and further cupboard and draw units all in high gloss grey front with stainless steel handles. Laminated roll edge worktop with stainless steel 1 ½ bowl sink unit. Space and plumbing for washing machine. Integrated Zanussi single oven with four burner gas hob over and extractor above. Integrated dishwasher. UPVC double glazed window to front.

First Floor

Landing

Doors to bedrooms and bathroom.

Bedroom Two

Double glazed UPVC window to rear. Wall mounted television point. Radiator. Built in wardrobe with shelf and hanging space within. Door to ensuite.



Ensuite

Replacement UPVC double glazed window to front with obscured glass. Ceramic floor tiling. Low level dual flush WC wall hung wash hand basin with mixer tap over. Chrome heated towel rail. Sunken ceiling downlighters. Extractor fan. Ceramic wall tiling to dado height. Large walk in shower cubicle with ceramic tiling around. Thermostatically controlled riser shower within.

Bedroom Three

UPVC double glazed window to front. Decorative molding to dado height. Ceiling coving. Radiator. Built-in full-height wardrobe with shelf and hanging space within.

Bedroom Four

Double glazed UPVC window to rear. Radiator. Full height wardrobe with shelf and hanging space within.

Secondary Landing

UPVC double glazed window to front. Stairs to second floor.

Bathroom

Double glazed UPVC window to rear with obscured glass. Panel bath with mixer tap and shower attachment, plus further thermostatically controlled riser shower over. Wall hung wash hand basin with mixer tap. Low level dual flush WC. Ceramic floor and wall tiling. Sunken ceiling downlighters. Extractor fan. Wall mounted electric shaver point.

Second Floor

Dressing Area

The stairs from the first floor lead up directly into a dressing area with a range of built in wardrobes with shelf and hanging space within and further three quarter height set of draws. Double glazed UPVC window to rear. Door to ensuite. Further door to airing cupboard housing the pressurised hot water cylinder.

Bedroom

Double glazed UPVC Georgian style Dormer window to rear. Radiator. Ample Room for king size bed.

Ensuite

Ceramic floor tiling. Ceramic wall tiling. Chrome heated towel rail. Wall hung wash hand basin with mixer tap over. Low level dual flush WC. Sunken ceiling downlighters. Extractor fan. Walk in double shower cubicle with thermostatically controlled riser shower over Wall mounted electric shaver point.

Outside

Front Garden

Small lawned area with path leading to front door.

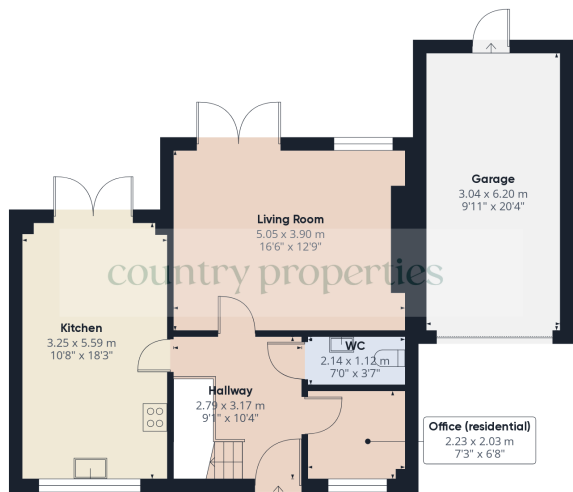
Rear Garden

Flagstone patio area leading out onto a lawned garden with railway sleeper style borders timber fence surround with decorative artificial plants. Outside lights and power points. Seating area. Door to garage.

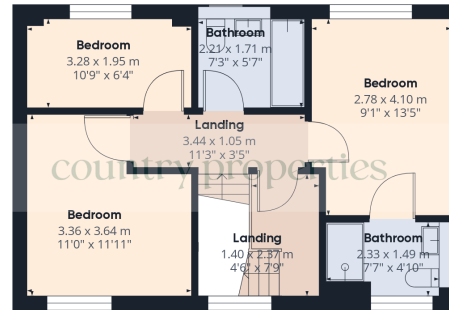
Garage

A single garage with up and over door. Light and power within. A storage space above. Personal door leading out to rear garden. Block paved driveway in-front allowing parking for one vehicle.

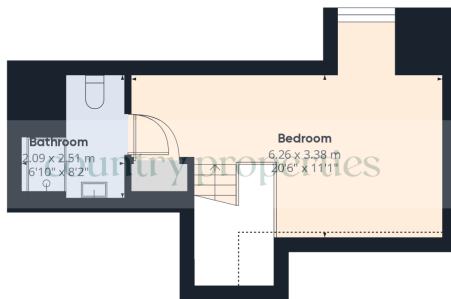




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

138.22 m²

1487.78 ft²

Reduced headroom

0.56 m²

6.03 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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

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