



30 Coltsfoot, Welwyn Garden City, Hertfordshire, AL7 3HZ

- CHAIN FREE
- TUCKED AWAY AT THE END OF A CUL-DE-SAC
- DRIVEWAY & GARAGE
- LANDSCAPED MATURE GARDENS
- CONVENIENT LOCATION BEING CLOSE TO AMENITIES AND RENOWNED SCHOOLING
- EASY COMMUTE TO THE MAINLINE STATION, A414 AND A1M
- UTILITY ROOM PLUS GROUND FLOOR W/C
- EN-SUITE TO THE PRINCIPAL BEDROOM



PROPERTY DESCRIPTION

This delightful DETACHED FOUR BEDROOM family home is ideally positioned at the end of a serene PRIVATE CUL-DE-SAC, providing ample space and a wonderful opportunity to create your dream family residence. The property features a spacious layout with TWO WELCOMING RECEPTION ROOMS, a large kitchen, plus the added convenience of a utility room, a ground floor w/c, and a conservatory. The four generously sized bedrooms include a primary suite that boasts an EN-SUITE bathroom. Perfect for family living and entertaining, the reception rooms flow effortlessly and connect to the landscaped garden, offering a versatile and inviting atmosphere. The home is equipped with a PRIVATE DRIVEWAY and GARAGE, ensuring easy parking and storage. Nature lovers will enjoy the nearby scenic countryside walks just a short distance away. With excellent road links to the A1M and A414, this property is ideally situated for effortless commuting. Families will appreciate the close proximity of several highly-rated primary schools within walking distance. Additionally, the town centre is easily accessible from the cul-de-sac, providing a range of amenities and services. Commuters will also benefit from the two local train stations, just a ten-minute drive away, which offer quick access to Kings Cross in under 30 minutes. Don't miss the opportunity to view this great property and explore its full potential. Energy rating D.



ROOM DESCRIPTIONS

WELCOME TO COLTSFOOT

As you drive down the tranquil cul-de-sac, you'll be welcomed by a leafy tree-lined approach to this detached four-bedroom family residence, gracefully tucked away in the corner. Park on the private driveway and admire the beautifully landscaped front garden. Stepping inside, you enter an inviting entrance lobby that flows into the main living room, featuring a charming bay window and a cozy focal fireplace. For added flexibility, double doors transition into the dining room, allowing for an open-plan or more intimate setting. The dining room, centrally located, opens into a lovely conservatory that offers a picturesque view of the gardens. The spacious kitchen is equipped with integrated appliances and includes a generous pantry cupboard, as well as convenient access to the garage. This room overlooks the serene rear garden & some homes have incorporated the dining room into this space for an open plan lifestyle. Additionally, the utility room features a sink and plumbing for a washing machine, while a separate W/C adds to the home's convenience. A practical back door provides easy access to the garden.

HEAD ON UP

Ascend the staircase to find a bright landing, complete with a window, an airing cupboard, and loft access. The upper floor hosts four generously sized bedrooms, each equipped with built-in storage cupboards. The principal bedroom boasts fitted wardrobes and an en-suite shower room for added convenience. The family bathroom offers a tranquil rear-facing aspect.

TOUR THE GROUNDS

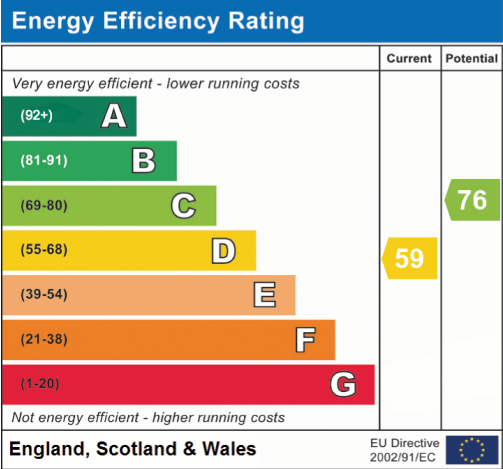
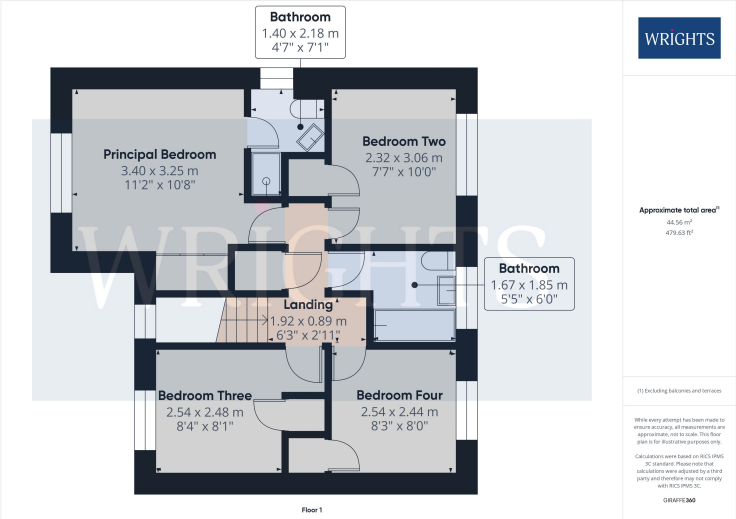
The delightful landscaped gardens feature an easterly-facing aspect, perfect for enjoying the morning sun. A charming patio provides a space to relax, surrounded by beautifully planted borders. For added convenience, there are two timber sheds and a practical gated side access that leads to the front of the property. The mature garden extends toward the front, enhancing the home's curb appeal. Additionally, the garage is equipped with an up-and-over door and includes both power and lighting. Coltsfoot offers additional unrestricted resident parking, ensuring ample space for guests.

COUNCIL TAX BAND F

ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualised as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal points are the Howard Centre home to popular high street retailers and a John Lewis department store. Complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.





Welwyn Garden City
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