

FOR SALE



Three Bedroom Terraced House
Sir John Newsom Way, Welwyn Garden City
GUIDE PRICE £475,000

MARTIN&CO



Three Bedroom Terraced House

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- Three Bedroom freehold property in popular and convenient location
- Main Bathroom, Ensuite to Master, and downstairs Cloakroom
- Garage to rear of property
- Low maintenance landscaped garden
- Bedrooms feature plenty of storage and cupboard space
- Local schooling nearby
- Walking distance of local amenities including shops, restaurants, pharmacist, dentist, doctors and vet



SUMMARY

Martin & Co welcome to the market this well presented three-bedroom terraced house located on the popular and convenient development at Sir John Newsom Way. Situated along a pleasant residential road, the property features a spacious and bright lounge/diner with bay window, kitchen with integrated appliances, downstairs cloakroom, three bedrooms with ensuite to master, family bathroom, delightful low maintenance landscaped garden to the rear with an abundance of flowers and shrubs, gated side access, and garage situated to the rear of the property.

There are many local amenities nearby, including a primary school just minutes way, and the property is a 20-minute walk from the Town Centre. Welwyn Garden City has an attractive Town Centre with a variety of cafes, shops and restaurants, together with plenty of leisure facilities. The Train Station features regular services to both London and Cambridge and there are excellent transport links nearby. **Viewing is HIGHLY RECOMMENDED!!**

ENTRANCE HALL

Front door opening up into carpeted hallway, with radiator, cupboard housing utility meters, coving, ceiling lights. Door leading to downstairs cloakroom/WC.

DOWNSTAIRS CLOAKROOM

Carpet, radiator, white low-level flush WC, sink with stainless steel mixer tap housed in vanity unit, tiled surround, mirror, extractor fan, ceiling light.

LOUNGE 20' 10" x 12' 4" (6.35m x 3.76m)

A spacious and bright dual aspect lounge/dining room, carpeted throughout. The lounge area features radiator, electric fire, double-glazed Bay window to front aspect with fitted blinds, coving, and ceiling lights. The dining area features radiator, double-glazed patio doors opening onto rear garden, coving, ceiling lights.

DINING ROOM 9' 10" x 8' 9" (3m x 2.67m)

The dining area features radiator, double-glazed patio doors opening onto rear garden, coving, ceiling lights.



KITCHEN 9' 10" x 7' 4" (3.00m x 2.24m)

Tiled floor, radiator, a range of Beech wall and base units, with quartz worktops, white 1.5L sink with stainless steel mixer tap, integrated dishwasher, washing machine, fridge-freezer, gas oven and hob with extractor filter-hood over, Vaillant Boiler, ample additional storage, and cupboard space, part-tiled walls, double-glazed window to rear aspect, ceiling lights.

STAIRS AND LANDING

Carpeted stairs leading to spacious landing, radiator, loft boarded with ladder and light, coving, ceiling lights.

MASTER BEDROOM 13' 4" x 11' 1" (4.06m x 3.38m)

Carpet, radiator, airing cupboard with storage space, large built-in wardrobe and cupboard space,

double-glazed window to front aspect with fitted blind, full-length mirror, coving, two ceiling lights. Door to ensuite;

ENSUITE

Carpet, white pedestal sink with stainless steel taps, low-level flush WC, single shower cubicle with electric shower and tiled surround, part-tiled walls, double-glazed obscured window to front aspect, shaver point, extractor fan, ceiling light, LED inset lights.

BEDROOM TWO 10' 4" x 9' 4" (3.15m x 2.84m)

Carpet, radiator, double-glazed window with fitted blind to rear aspect, large built-in wardrobe and cupboard space, coving, ceiling light.

BEDROOM THREE 9' 5" x 6' 0" (2.87m x 1.83m)

Carpet, radiator, double glazed window with fitted blind to rear aspect, built-in cupboard with plenty of storage space, coving, ceiling light.

FAMILY BATHROOM

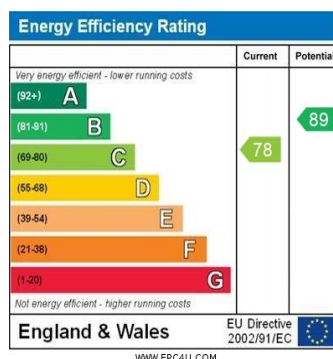
Carpet, radiator, white three-piece bathroom suite comprising panel enclosed bath, stainless steel mixer tap, shower attachment, pedestal sink with stainless steel taps, mirror, low-level flush WC, part-tiled walls, shaver point, extractor fan, ceiling light.

EXTERNAL SPACE

The front of the property features a pathway surrounded by a border of attractive flowers and shrubs, and outside light. To the rear of the property there is a delightful low-maintenance garden with patio seating area, shingle and paved path leading to a circular paved patio circle, and lovely flower borders featuring a variety of flowers and shrubs. To the rear of the garden is gated side access, access to the garage, via a part-glazed door; and the garage has power and lighting.

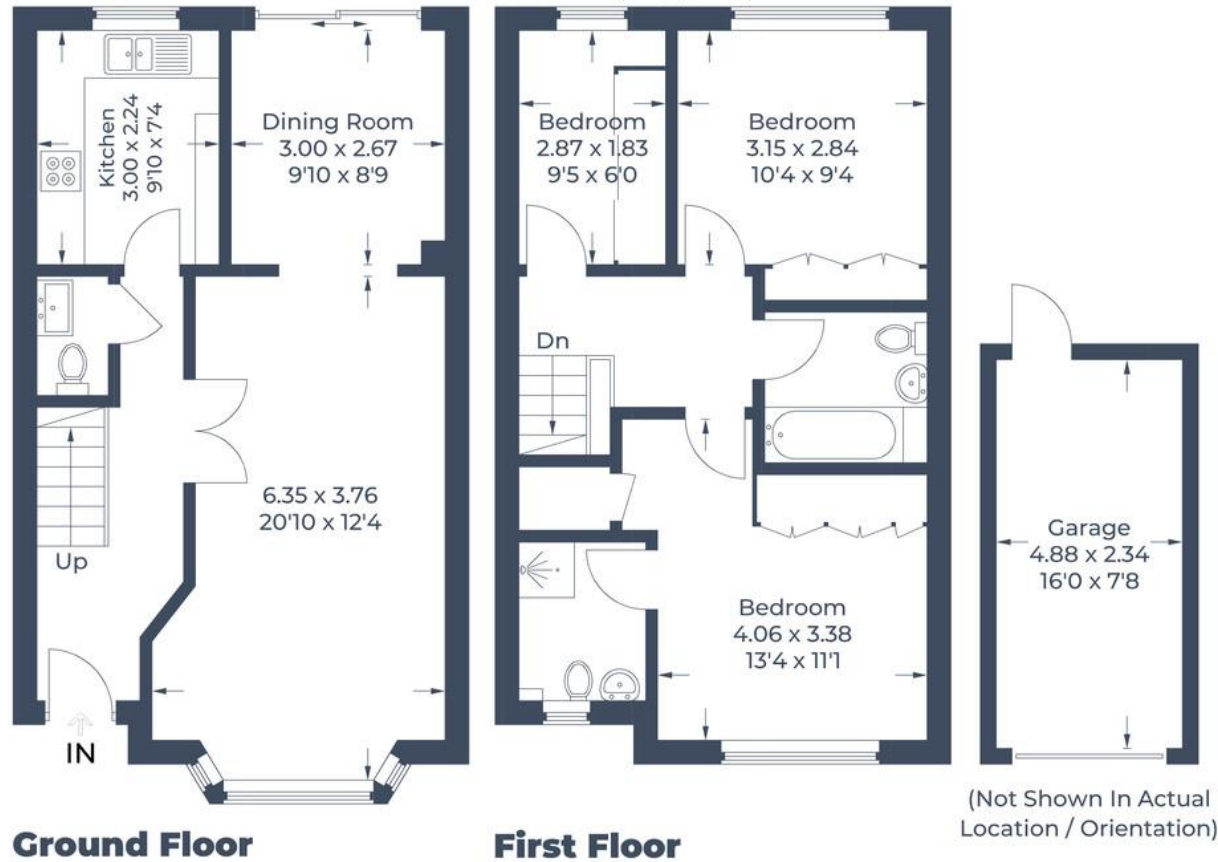
GARAGE 16' 0" x 7' 8" (4.88m x 2.34m)

Garage with power and light .





Approximate Gross Internal Area
 Ground Floor = 46.9 sq m / 505 sq ft
 First Floor = 45.2 sq m / 486 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 103.6 sq m / 1,115 sq ft



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