 4  
Bedrooms

 2  
Bathrooms



Aroha Properties are delighted to offer for sale this truly exceptional four bedroom heritage home. Lovingly upgraded and decorated by the current owners this immaculate home can't be missed!

Aroha Properties are delighted to offer for sale this truly exceptional four bedroom heritage home. Lovingly upgraded and decorated by the current owners this immaculate home can't be missed. Benefits include a large open-plan family space, formal lounge, downstairs cloakroom, and utility. On the first floor are four great-sized bedrooms with a master en-suite and family bathroom. The property also benefits from a double garage, spacious driveway, and gardens.

### **Entrance Via**

A paved pathway gives access to the front door with a storm porch above.

### **Reception Hallway**

Obscured panel glazed entrance door with inset UPVC double-glazed window. Fitted door matt and carpeted flooring throughout. Open stairwell to the first floor. Bespoke and upgraded glazed doors, modern chrome effect light fitting, and radiator.

### **Formal Lounge - 5.21m x 3.63m (17'1" x 11'9")**

Exceptional and beautifully presented with a large UPVC double-glazed window to front elevation. The current owners have upgraded and installed a mock chimney breast with a feature marble surround, and electric remote controlled fireplace, creating a delightful focal point. Fitted carpet and chrome effect modern lighting. Radiator, sky TV point, and power points.

### **Cloakroom - 1.56m x 1.12m (5'1" x 3'8")**

Low-level push button W.C, and wash hand basin. Cream tiled flooring and radiator. Spotlighting and extractor fan.

### **Family Area - 3.78m x 3.46m (12'4" x 11'4")**

This fantastic open plan space is ideal for families and entertaining. UPVC double-glazed window to rear elevation overlooking the garden with radiator under. Carpeted with power points and feature chrome effect light fitting. Open into:

### **Dining Area - 3.95m x 3.29m (13'0" x 10'8")**

UPVC double-glazed bifold doors bring in an abundance of natural light and give access to the garden and patio area. Feature spotlighting and Karndean wood effect flooring. Bespoke display shelving, space for a large dining table, and double radiator. Open into:

### **Kitchen - 3.79m x 2.97m (12'5" x 9'9")**

The alluring and upgraded kitchen is truly exceptional. Having an excellent range of shaker-style base and eye level fitted units and drawers with granite worktops and matching upstands. Sunken 1 1/2 bowl stainless steel sink and drainer with chrome effect mixer taps. Integral Siemens electric double oven and grill. Siemens four ring induction hob with black glass splashback and chrome effect extractor hood. Soft closing doors and drawers with built-in fridge/ freezer. Integral dishwasher, tiled splashbacks, and feature spotlighting. Karndean wood effect flooring throughout and power points. UPVC double-glazed window to rear elevation. Door to:

### **Utility - 2.24m x 1.71m (7'4" x 5'6")**

UPVC double-glazed obscured door to side elevation. Range of fitted shaker-style units with granite worktop and matching upstands. Sunken stainless steel sink with mixer tap and space for washing machine and tumble dryer. Spotlighting and karndean wood effect flooring throughout. Extractor fan, Shelving, and power points. Door to understairs storage cupboard.

### **First Floor Landing**

Wooden white banisters, carpeted flooring, and power point. Loft access and doors leading off. Door to airing cupboard with hot water system and storage. Chrome effect light fitting.

### **Bedroom One - 4.47m x 3.89m (14'8" x 12'9")**

UPVC double-glazed window to front aspect with pleasant outlook. Fitted carpet and large white fitted wardrobes having sliding doors, hanging rails, and shelving. Double radiator and power points. Door to:

### **En-Suite - 4.28m x 1.36m (9'3" x 4'6")**

UPVC obscured double-glazed window to side elevation. The modern and spacious en-suite has a low-level push button W.C, wash hand basin with chrome effect mixer tap, and fitted mirror over. Double step in chrome effect, glazed shower cubicle, fully tiled with power shower and attachments. Heated chrome effect towel rail and shaving point. Ceramic cream tiled flooring and spotlighting.

### **Bedroom Two - 4.47m x 3.89m (14'8" x 12'9")**

UPVC double-glazed window to rear elevation with radiator under. Fitted carpet with white double fitted wardrobe having hanging rails and shelving. Power points and fitted shelving.

### **Bedroom Three - 3.35m x 2.81m (11'0" x 9'3")**

UPVC double-glazed window to rear aspect. White fitted double wardrobe with hanging rails and shelving. Chrome effect light fitting, radiator, and power points.

#### **Bedroom Four - 3.24m x 2.11m ( 10'8" x 6'11")**

Large UPVC double-glazed window to front elevation with radiator under. Fitted storage cupboard. Carpeted and currently used as an office.

#### **Family Bathroom - 2.24m x 1.99m (7'4" x 6'6")**

UPVC obscured double-glazed window to rear aspect. White suite comprising of; low-level push button W.C and wash hand basin with mixer tap and fitted mirror over. Panel bath with chrome effect mixer taps and glazed shower screen. Fitted power shower over bath with attachments and fully tiled. Spot lighting and cream ceramic tiled flooring. Shaving point and chrome effect heated towel rail. Extractor fan and floating shelf.

#### **Double Garage - 5.23m x 4.88m (17'2" x 16'0")**

Up and over garage door. Power and lighting.

### **Outside**

#### **To the front of the property**

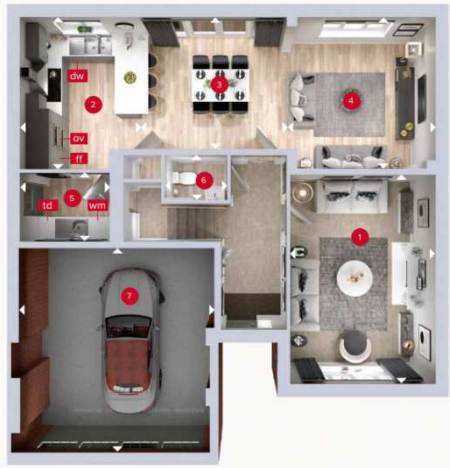
The front garden is laid mainly to lawn with charming shrub borders and mature flowering tree. Tarmac double driveway gives access to the garage and paved pathways lead to the front door and give side access to the garden with a secure wooden gate.

#### **To the rear of the property**

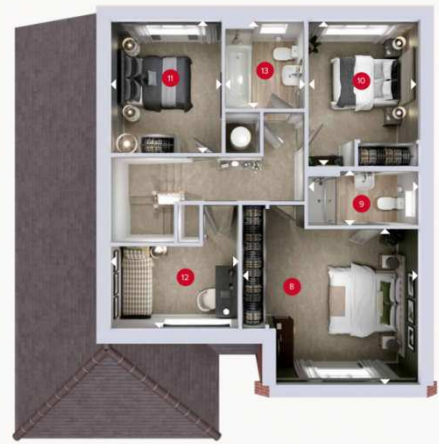
The enclosed, landscaped garden is a great size with a spacious patio terrace, ideal for enjoying outside living. The garden also has a lawned area with pebbled and barked borders having an excellent selection of ornamental trees. Steps lead down to an additional garden area with gabion baskets. The garden has a variety of trees including bamboo, apple trees, pussy willow, and wisteria.







GROUND FLOOR



FIRST FLOOR

## THE WELWYN

### GROUND FLOOR

1 Lounge	17'1" x 11'9"	5.21 x 3.63 m
2 Kitchen	12'5" x 9'9"	3.79 x 2.97 m
3 Dining	13'0" x 10'8"	3.95 x 3.29 m
4 Family	12'4" x 11'4"	3.78 x 3.46 m
5 Utility	7'4" x 5'5"	2.24 x 1.71 m
6 Cloaks	5'1" x 3'8"	1.56 x 1.12 m
7 Garage	17'2" x 16'10"	5.23 x 4.88 m

### FIRST FLOOR

8 Bedroom 1	14'8" x 12'9"	4.47 x 3.89 m
9 En-suite	9'3" x 4'6"	2.82 x 1.36 m
10 Bedroom 2	12'1" x 9'3"	3.69 x 2.82 m
11 Bedroom 3	11'0" x 9'3"	3.35 x 2.81 m
12 Bedroom 4	10'8" x 6'11"	3.24 x 2.11 m
13 Bathroom	7'4" x 6'5"	2.24 x 1.99 m

CONSUMER CODE FOR HOME BUILDERS  
www.consumercode.co.uk

Customers should note this illustration is an example of the Welwyn house type. All dimensions indicated are approximate and the numbers listed in the illustration represent only. Please note the finished ground floor level of the illustrations, and may be different, with alterations or removal. Materials used may differ from what is shown including window and window colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specifications shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. ST\_WELWYN\_2018

Dimensions shown in brackets are taken from. All measurements are subject to site specification. Please see Sales Consultant for further details.  
 - in - centim  
 - sq - metres  
 - sq - feet  
 - sq - metres  
 - sq - feet  
 - sq - metres  
 - sq - feet





# Energy performance certificate (EPC)

9, Croome Close  
LYDNEY  
GL15 5FR

Energy rating

**B**

Valid until: **31 March 2029**

Certificate number: **8271-7734-6370-0399-1902**

Property type

Detached house

Total floor area

140 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.28 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.13 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.12 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.1 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 80 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

This property produces 2.0 tonnes of CO<sub>2</sub>

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This property's current environmental impact rating is B. It has the potential to be A.

This property's potential production 0.7 tonnes of CO<sub>2</sub>

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Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.3 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

An average household produces 6 tonnes of CO<sub>2</sub>

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## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (85) to A (93).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£43
2. Solar photovoltaic panels	£5,000 - £8,000	£315

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£487
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Potential saving if you complete every step in order	£43
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

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Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	4715 kWh per year
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Water heating	2149 kWh per year
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### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Mitchel Armitage-Neiles
Telephone	01924237500
Email	<a href="mailto:mitchel.armitage@stroma.com">mitchel.armitage@stroma.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO029948
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	1 April 2019
Date of certificate	1 April 2019
Type of assessment	<a href="#">SAP</a>

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