



A smart and well presented three bedroom semi detached townhouse which briefly comprises of entrance hallway, cloaks/WC, kitchen/dining area, lounge, first floor landing, bedrooms 2,3, bathroom/WC, study/dressing room, second floor landing into bedroom one with en suite. The property is situated on a good size plot with driveway and garage to the front, in addition to an ample rear garden which is mainly laid to lawn which sweeps to the rear and side of the property. The property benefits from gas central heating, uPVC double glazing and in our opinion a viewing comes highly recommended.

Welwyn Close, TS19 8LA
3 Bed - House - Semi-Detached
Offers Over £125,000

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ENTRANCE HALLWAY

Via composite double glazed entrance door with stairs leading to landing, doors leading into kitchen/dining area and cloaks/WC.

CLOAKS/WC

With low level WC, wash hand basin, low level WC, uPVC double glazed window to the front elevation.

KITCHEN

13'6 x 11'4 (4.11m x 3.45m)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven, extractor over hob, integrated fridge and freezer, integrated washing machine, integrated dishwasher, worktop with inset stainless steel sink unit with mixer tap and single drainer, ideal wall mounted boiler which provides heating and hot water to the property, which is situated in a built in storage cupboard, ceiling with recess spotlights, laminate flooring, uPVC double glazed window to the front elevation, space for dining/breakfast table, double radiator, door leading into lounge.

LOUNGE

14'7 x 11'4 (4.45m x 3.45m)

uPVC double glazed french doors leading to rear garden, single radiator, laminate flooring, under stairs storage cupboard.

FIRST FLOOR LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 2,3, bathroom/WC and study/dressing room.

BEDROOM TWO

12'6 x 9'3 (3.81m x 2.82m)

uPVC double glazed window to the rear elevation, single radiator, fitted wardrobes.

BEDROOM THREE

9'11 x 7'11 (3.02m x 2.41m)

uPVC double glazed window to the front elevation, double radiator.

BATHROOM/WC

With bathroom suite comprising of bath with mixer tap, pedestal wash hand basin, low level WC, uPVC double glazed window to the side elevation, towel rail.

STUDY/DRESSING ROOM

7'8 x 5'6 (2.34m x 1.68m)

uPVC double glazed window to the front elevation, single radiator, stairs leading to second floor landing into bedroom one



BEDROOM ONE

14'7 max x 12'7 (4.45m max x 3.84m)

uPVC double glazed window to the front elevation, two single radiators, fitted wardrobes, door leading to en suite and access to loft.

EN SUITE

With suite comprising of shower cubicle with shower, pedestal wash hand basin with mixer tap, tile splash back, low level WC, access into eaves storage, extractor fan, double glazed velux window to the rear elevation.

OUTSIDE

To the front there is a driveway which in turn leads to the single garage. The good size rear garden sweeps from the rear to the side, enclosed by timber fencing with a paved patio area adjacent to the french doors from lounge.

SINGLE GARAGE

With manual up and over door, paved footpath to the front entrance door and paved footpath also to the side access which via timber gate leads to the rear garden.



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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(21-34) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(91-99) A	
(81-90) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(21-34) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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