



# 5, Sterling Court

Welwyn Garden City,  
Hertfordshire, AL7 1FZ

**Offers in Excess of £425,000**

country  
properties

Situated within an exclusive private gated development, this well-presented modern three-bedroom, two-bathroom terraced home offers stylish and low-maintenance living in a highly convenient Welwyn Garden City location. Ideally positioned within easy reach of the Business Park, local amenities and excellent transport links, the property features bright and contemporary accommodation throughout, making it an ideal purchase for professionals, young families or those looking to downsize. Combining a secure setting with modern comfort, this is a superb home in a sought-after residential development.

- CHAIN FREE!!
- 3 BED TERRACE HOME
- LOCATED IN A PRIVATE GATED DEVELOPMENT
- 2 ALLOCATED PARKING SPACES
- ENSUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN DINER
- SOUTH FACING REAR GARDEN
- CLOSE TO TOWN AND RAILWAY STATION
- FULLY INTEGRATED KITCHEN

## Ground Floor

### Entrance Hall

A bright and welcoming entrance hall providing access to the principal ground floor accommodation with stairs rising to the first floor. Finished with contemporary flooring, recessed ceiling spotlights and useful understairs storage cupboards, creating a practical and stylish first impression.

### Kitchen / Diner

An exceptional open plan kitchen/dining room fitted with an extensive range of contemporary high-gloss wall and base units complemented by contrasting work surfaces and a striking patterned tiled splashback. A comprehensive range of integrated appliances includes an electric oven, electric hob with extractor hood, integrated fridge/freezer, dishwasher and washer/dryer. The dining area comfortably accommodates a family sized table and benefits from a large front-facing window, creating a bright and sociable space ideal for everyday living and entertaining. Recessed ceiling spotlights, and contemporary flooring with underfloor heating complete the room.

### Cloakroom

A modern cloakroom fitted with a contemporary white suite comprising a concealed cistern WC and vanity wash hand basin with storage beneath. Finished with tiled flooring, contemporary wall tiling, extractor fan and recessed ceiling lighting.

### Living Room

A lovely presented and generously proportioned living room enjoying an abundance of natural light via impressive aluminium bi-fold doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. Finished with contemporary flooring with the added bonus of under floor heating, recessed ceiling spotlights, a feature pendant light and ample space for a range of lounge furniture, this is an ideal room for both relaxing and entertaining.



## First Floor

### Landing

A bright first floor landing providing access to all bedrooms and the family bathroom, with fully boarded loft access which contains a pull down ladder and access to the combi boiler and recessed ceiling lighting. Built in storage

### Bedroom 1

A spacious double bedroom overlooking the rear garden, offering ample space for bedroom furniture and benefiting from fitted carpet, recessed ceiling lighting and access to a contemporary en-suite shower room.

### En-Suite Shower Room

Beautifully appointed with a modern white suite comprising a low-level WC, vanity wash hand basin with storage beneath and a generous walk-in shower with glazed screen and thermostatically controlled shower. Finished with contemporary tiling, heated towel rail, extractor fan and recessed ceiling spotlights.

### Bedroom 2

A generous double bedroom enjoying a pleasant outlook over the rear aspect, finished with fitted carpet and offering ample space for freestanding bedroom furniture.

### Bedroom 3

A versatile home office offering an ideal work from home environment with a rear facing window providing excellent natural light. The room is equally suited as a nursery, hobby room or occasional bedroom.

### Bathroom

A stylish family bathroom fitted with a contemporary three piece suite comprising a panel enclosed bath with shower over and glazed screen, vanity wash hand basin with storage beneath and low level WC. Complemented by contemporary wall tiling, recessed ceiling lighting, heated towel rail and extractor fan.

## Outside

### Front Garden and Parking

The property enjoys an attractive frontage with a covered entrance porch and a small, low maintenance planted area adding to its kerb appeal. There are two allocated parking spaces, with one conveniently positioned directly in front of the property and a second located immediately opposite, providing practical off road parking for two vehicles.

### Rear Garden

The enclosed rear garden provides an excellent outdoor space for families and entertaining, commencing with a generous paved patio ideal for outdoor dining and relaxing. The remainder is principally laid to lawn with mature planted borders, enclosed by timber fencing for privacy. A timber storage shed provides useful external storage, while the garden enjoys a pleasant, sunny aspect with plenty of space for children to play.

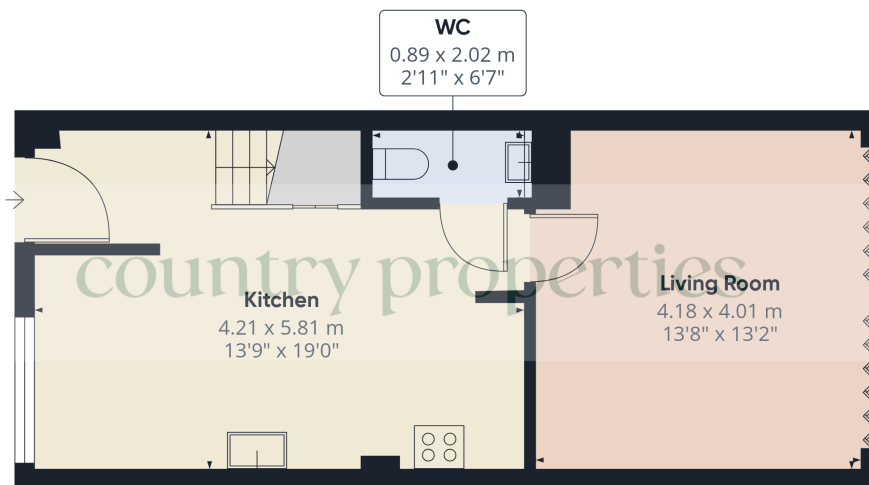
### Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

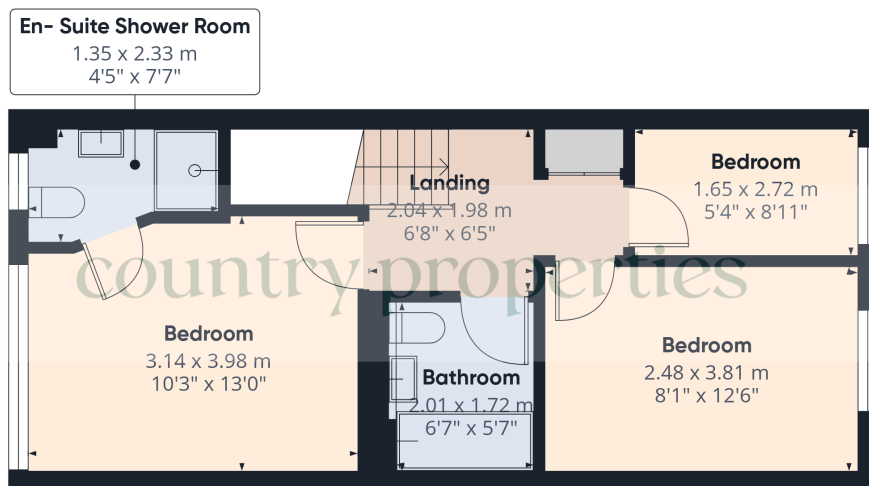
### AI Image Enhancement Notice

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Ground Floor



Floor 1

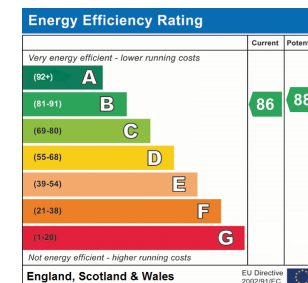


**Approximate total area<sup>(1)</sup>**  
78.8 m<sup>2</sup>  
847 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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