



14, Vine Close

Welwyn Garden City,
Hertfordshire, AL8 7PS
£425,000

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A well-proportioned three-bedroom family home situated in Vine Close, Welwyn Garden City. The property offers a spacious living room, fitted kitchen, useful utility room and an extended dining room opening onto the rear garden. Further benefits include three comfortable bedrooms, a family bathroom, generous storage and attractive gardens to both the front and rear.

- Three-bedroom family home
- Extended dining room
- Spacious living room
- Fitted galley-style kitchen
- Separate utility room
- Corridor access to both gardens
- Private front and rear gardens
- Useful built-in storage throughout

Ground Floor

Entrance Hall

A welcoming entrance hall with a glazed front door and adjacent window providing natural light. Finished in a striking dark colour scheme with a feature wallpapered wall, wood-effect flooring and recessed lighting, the hall includes stairs rising to the first floor, useful under-stairs storage and access through to the ground-floor accommodation.

Living Room

A generously proportioned living room featuring warm wood flooring and a neutral colour scheme. The room provides ample space for multiple sofas and occasional furniture, arranged around a feature fireplace with an electric fire and wall-mounted television above. Further benefits include recessed ceiling spotlights, wall lighting, decorative coving and a window overlooking the front garden.

Dining Room

Forming part of the rear extension, the dining room provides ample space for a family-sized table and enjoys a bright outlook over the garden. A large window and glazed double doors allow plenty of natural light into the room while providing direct access outside. The room features wood flooring, neutral décor and a wide opening connecting seamlessly with the adjoining living room.

Kitchen

A galley-style kitchen fitted with a range of white wall and base units, complemented by dark work surfaces and a contrasting lilac splashback. Integrated appliances include an electric hob with extractor above, a double oven and dishwasher, with space and plumbing for a washing machine. A white sink and drainer sits beneath a large window overlooking the rear garden, bringing plenty of natural light into the room. The kitchen also features tiled flooring, recessed ceiling spotlights and a useful built-in wine rack.

Utility Room

A useful utility room fitted with white storage cupboards, dark work surfaces and space for laundry appliances, together with room for a freestanding fridge/freezer. Recessed ceiling spotlights and tiled flooring complete the practical space, which opens onto a connecting corridor providing direct access to both the front and rear gardens.



First Floor

Landing

The first-floor landing provides access to the bedrooms and family bathroom, with useful built-in storage cupboards, recessed ceiling lighting and contrasting dark walls with white woodwork.

Bedroom 1

Bedroom one is a well-proportioned double room featuring decorative wall panelling, neutral décor and recessed ceiling spotlights. A comprehensive range of fitted wardrobes provides excellent storage while leaving ample space for a double bed and bedside furniture.

Bedroom 2

Bedroom two benefits from a useful built-in storage cupboard with shelving and hanging space, helping to maximise the available floor area. A window provides natural light, while the room features a distinctive monochrome spotted design.

Bedroom 3

Bedroom three is a comfortable single room featuring a colourful animal-themed feature wall and a window providing natural light and views across the surrounding area. There is space for a single bed and a study or dressing area, while a ceiling hatch provides access to the loft.

Bathroom

The bathroom is finished with full-height neutral tiling and comprises a panelled bath with a wall-mounted shower and screen, a low-level WC and a wash basin set within a useful vanity unit. Two obscured windows provide natural light and ventilation, while a chrome heated towel rail and recessed ceiling spotlight complete the room.

Outside

Front Garden

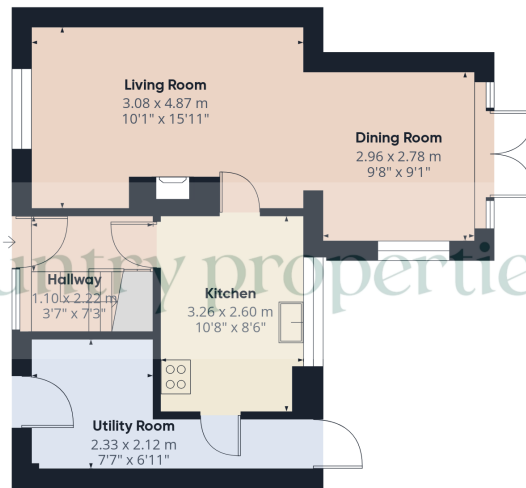
The property is approached through a mature, hedge-lined front garden, with steps and handrails leading down to a private gravelled courtyard. The enclosed area provides an attractive, low-maintenance space immediately outside the house, complemented by raised brick planting beds and established greenery.

Rear Garden

The enclosed rear garden is predominantly laid to lawn and bordered by mature trees, hedging and established planting, creating a good degree of privacy. A paved pathway leads to a decked seating area at the far end, providing an ideal space for outdoor dining and entertaining, with a useful garden store completing the space.

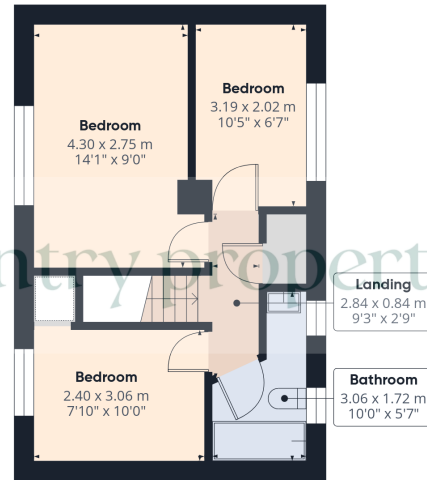


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Ground Floor

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Floor 1

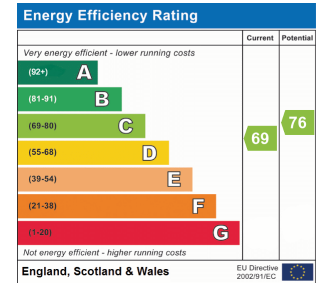


Approximate total area⁽¹⁾
79 m²
851 ft²

(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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