

12, Nursery Gardens

Welwyn Garden City,
Hertfordshire, AL7 1SF
£450,000

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This newly refurbished three-bedroom home in Nursery Gardens, Welwyn Garden City, offers stylish interiors and practical living space. Featuring a contemporary kitchen with breakfast bar, a bright living room opening onto the rear garden and a separate dining area, the property also benefits from a modern bathroom, downstairs cloakroom, useful utility and storage rooms, and driveway parking.

- Newly refurbished throughout
- Three bedrooms
- Contemporary kitchen with breakfast bar
- Bright living room with patio doors to the garden
- Separate dining area
- Modern bathroom and downstairs cloakroom
- Utility room, separate storeroom and external storage with electric roller door
- Enclosed rear garden and driveway parking

Ground Floor

Entrance Hall

Accessed by a UPVC door and a matching window to the side, the spacious hallway provides access to the utility and store rooms and also has a further UPVC door leading through to the dining room and the rest of the ground floor accommodation.

Utility room

Origionally the rear of the garge which has been converted into a useful utility/storage room with fitted open shelving and larger compartments providing practical space for household essentials with space and plumbing for stackable washing machine and tumble dryer. Neutral white décor, light wood-effect flooring and a flush ceiling light complete the room.

Store room

A useful walk-in storeroom with neutral white décor and light wood-effect flooring, providing space for freestanding shelving and household storage. A flush ceiling light illuminates the room, which also houses the electrical consumer unit, this could also be used as a play room or even a home office.

Dining area

A bright dining area with neutral décor and light wood-effect flooring, providing space for a dining table and chairs. A tall front-facing window with Venetian blinds allows plenty of natural light, while an anthracite vertical radiator adds a contemporary touch. Carpeted stairs rise to the first floor, and a glazed door connects the room to the entrance porch.

Cloakroom

A contemporary cloakroom fitted with a wall-hung WC with concealed cistern and dual flush, alongside a compact wash basin with chrome mixer tap and vanity storage beneath. White and grey marble-effect wall panels complement the light wood-effect flooring, while a chrome heated towel rail, wall mirror, decorative wall light and extractor fan complete the room.

Living room

A bright, contemporary living room featuring neutral décor and light wood-effect flooring, with space for comfortable seating and occasional furniture. Sliding patio doors with vertical blinds provide natural light, views over the rear garden and direct access to the patio. An anthracite vertical radiator adds a stylish finishing touch, while the open connection to the kitchen creates a sociable layout.







Kitchen

A stylish contemporary kitchen fitted with a range of light grey handleless wall and base units, complemented by pale worktops and olive green glass splashbacks. A breakfast bar provides space for casual dining, while appliances include a built-in electric oven and four-zone electric hob with a stainless steel and glass extractor above. A stainless steel sink with mixer tap sits beneath a window overlooking the rear garden. Under-cabinet lighting, recessed ceiling spotlights and wood-effect flooring complete the room, with sliding patio doors providing direct garden access.

First Floor

Landing

A neutrally decorated first-floor landing with fitted carpet and white timber balustrades surrounding the stairwell. Panelled doors lead to the first-floor accommodation, while a built-in cupboard houses the boiler and provides useful shelving. A wall-mounted mirror and ceiling hatch giving access to the loft complete the space.

Bedroom 1

A bright double bedroom with neutral white décor and fitted carpet, offering space for a double bed and accompanying furniture. Built-in wardrobes with full-height mirrored sliding doors provide useful storage and enhance the sense of space. A wide rear-facing window with Venetian blinds enjoys a leafy outlook, with a radiator beneath.

Bedroom 2

A bright second bedroom with neutral white décor and fitted carpet, providing space for a bed and freestanding storage. A front-facing window with white Venetian blinds brings in natural light and offers an outlook over the surrounding neighbourhood, with a radiator positioned beneath.

Bedroom 3

A bright single bedroom with neutral white décor and fitted carpet, offering space for a single bed and accompanying furniture. A front-facing window with Venetian blinds provides natural light, with a radiator beneath.

Bathroom

A stylish contemporary bathroom fitted with a white suite comprising a shaped bath with glass shower screen, overhead rainfall shower and separate handheld attachment, a wash basin with chrome mixer tap and vanity storage beneath, and a WC with concealed cistern. Grey marble-effect wall tiles complement the light wood-effect flooring, while a chrome heated towel rail, mirrored wall cabinet and obscure-glazed window complete the room.

Outside

Garage storage and drive

Garage/store with an electrically operated roller shutter door. The storage space benefits from lighting and power, this area has been designed as somewhere convenient to store wheelie bins.

Front Garden

The front of the property features a lawned area alongside a concrete driveway leading to a garage/store, while a pathway provides access to the entrance porch.

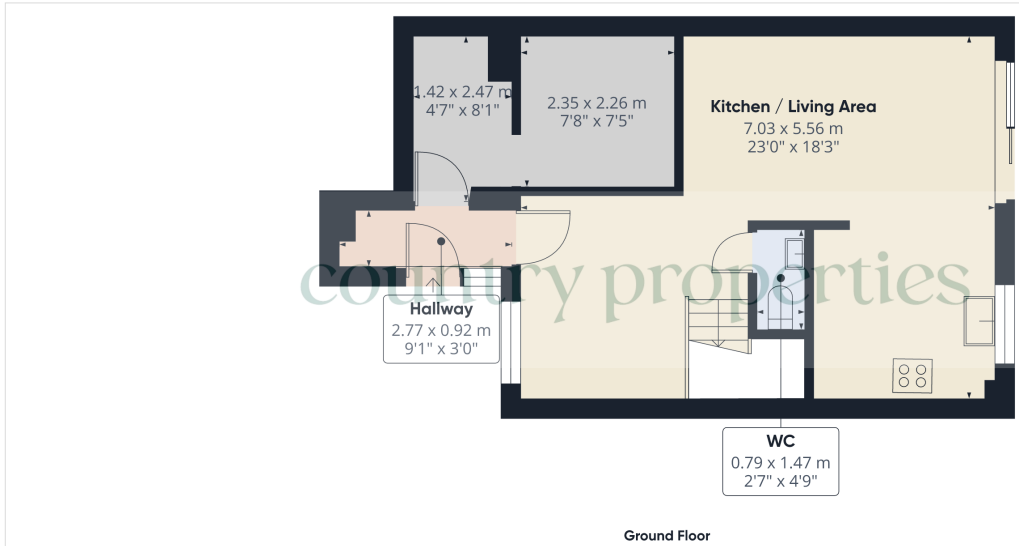
Rear Garden

The rear garden is laid mainly to lawn, with a paved patio adjoining the house providing space for outdoor seating and dining. Enclosed by grey-painted timber fencing, the garden also benefits from a rear access gate and direct access from the living area via sliding patio doors.

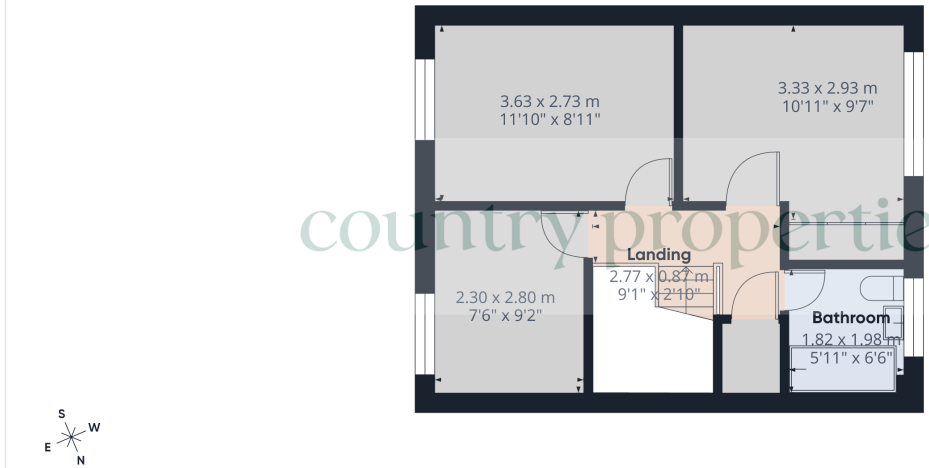








Ground Floor



Floor 1

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Approximate total area(1)

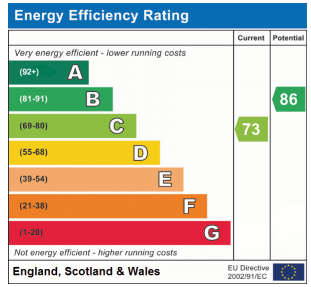
79.3 m²

855 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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