



3 Gomer Close

Codicote, SG4 8XP

A beautifully extended semi-detached family home, occupying a quiet cul-de-sac setting in this well regarded friendly village location. Good range of stores catering for day to day needs and access to open countryside.

Guide price £565,000

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- An extended semi-detached house with a well presented, skilfully planned interior
- Well fitted utility room with integrated washing machine and doors to Cloakroom WC and integral garage
- Gas fired central heating and double glazing.
- Attractive living room with a lovely wood burner, producing a warm and very cosy room.
- Three comfortably proportioned bedrooms and well fitted modern bathroom with shower unit over the bath
- Friendly, well regarded village with pubs, restaurants, shops and superb Codicote junior school (Ofsted rated OUTSTANDING)
- A Stunning Kitchen/Dining/Family Room with range cooker, American style fridge freezer, integrated dishwasher, ample storage & Island units and bi-folds doors to the garden
- Thoughtfully designed rear garden incorporating a paved patio and raised deck with outside bar/leisure area. Off street parking for 2 cars.
- Welwyn Garden City Town Centre 4.6 miles, Hitchin Town Centre 7.7 miles and Welwyn North Station 3.5 miles

GROUND FLOOR

Entrance Hall

Cloakroom WC

Living Room

15'5 x 12 (4.70m x 3.66m)

Kitchen/Dining/Family Room

22'9 x 17'5 (6.93m x 5.31m)

Utility Room

12'9 x 7'3 (3.89m x 2.21m)

FIRST FLOOR

Landing

Bedroom One

12'5 x 10'2 (3.78m x 3.10m)

Bedroom Two

11'7 x 9'4 (3.53m x 2.84m)

Bedroom Three

9'5 x 7'3 (2.87m x 2.21m)

Bathroom

EXTERNALLY

Integral Garage

17'10 x 8' (5.44m x 2.44m)

Off Street Parking (2 cars)

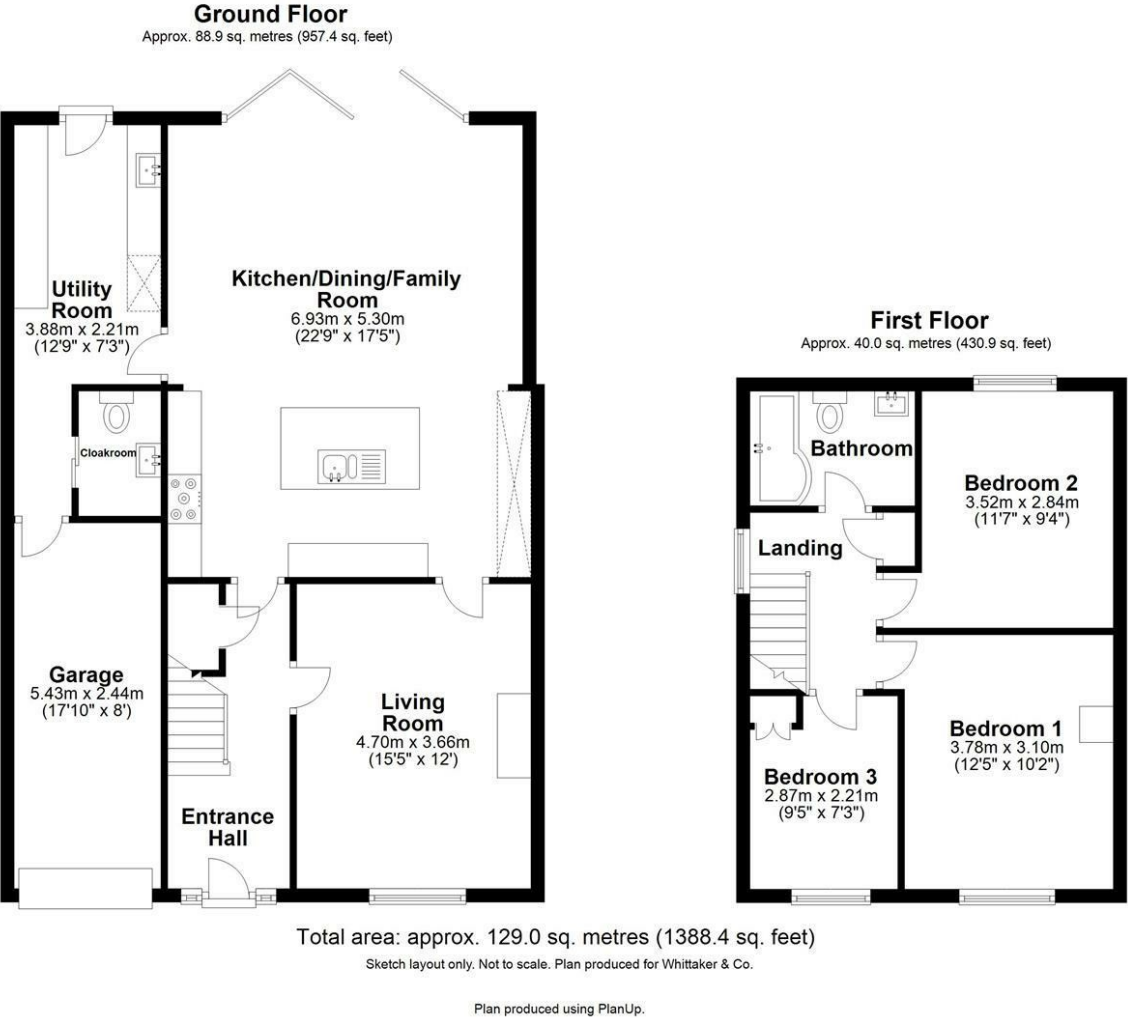
Rear Garden



Directions



Floor Plan



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