



4 School Court | Westmill | SG9 9LL
Asking Price £800,000



CHRIS DELLAR
PROPERTIES

Your estate agent

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Located within a private development of just four homes, this three bedroom split-level house was built in the early 1990's to match the former Victorian school with flintstone elevations. The property provides a unique versatile layout over three levels to include entrance hall, downstairs cloakroom, ground floor master bedroom with ensuite, kitchen/breakfast room with small island and an open plan dining room, half landing leading to a large living room with fireplace. There are two further spacious bedrooms and family bathroom to the top floor. The corner plot private gardens are a lovely feature laid mainly to lawn with separate patio areas and direct access to a privately owned single garage and parking area. Of particular note is the 'Prime Oak' orangery, complete with sky lantern and underfloor heating. There is also use of a sizeable communal garden which is to the rear of the development. CONTACT US TO ARRANGE AN IMMEDIATE VIEWING !

Oak Front Door

Leading into:

Entrance Hall

Double glazed window to front. Walk-in understairs storage cupboard. Engineered oak flooring with underfloor heating. Short flight of stairs leading up to the lounge. Doors to kitchen/dining room, master bedroom and to:

Downstairs Cloakroom/WC

6'3 x 3'3 (1.91m x 0.99m)

Double glazed window to front with obscure glass. Pedestal wash hand basin and low flush WC. Ceramic floor tiles with underfloor heating. Tiling to dado height. Extractor fan.

Kitchen/Dining Room

22'4 x 16'9 (6.81m x 5.11m)

Double glazed window to rear overlooking garden. Range of wall & base cupboards with Beech work surfaces incorporating one & a half bowl stainless steel sink unit. Space & plumbing for washing machine and dishwasher. Space for fridge/freezer. Space & wiring for electric cooker. Walk-in pantry cupboard with light & power. Ceramic floor tiles in kitchen area, engineered oak in dining area, both with underfloor heating. Central island with Beech work surface. Stable door to garden. Double glazed French doors from dining area leading to rear garden.

Lounge

23'8 x 13'8 (7.21m x 4.17m)

Double glazed window overlooking rear garden. Engineered oak herringbone flooring with underfloor heating. Marble fireplace with wood burner. Double glazed

French doors to side garden. Decorative coving with complimentary ceiling roses. Double glazed double doors to:

Orangery

11'6 x 9'8 (3.51m x 2.95m)

(Supplied by Prime Oak in 2018). Large double glazed oak framed full height windows overlooking gardens. Double ceiling lantern. Engineered oak flooring with underfloor heating. Double glazed French doors to rear garden.

Master Bedroom

13'9 x 11'10 (4.19m x 3.61m)

Double glazed window to rear. Wall to wall mirror fronted wardrobes. Loft hatch. Underfloor heating. Door to:

Ensuite Shower Room

7'7 x 3'3 (2.31m x 0.99m)

Double glazed window to front with obscure glass. Suite comprising shower cubicle, wash hand basin and low flush WC. Ladder style radiator. Ceramic floor tiles. Extractor fan.

First Floor Landing

Walk-in storage cupboard. Doors to bedrooms two & three and family bathroom.

Bedroom Two

13'2 x 11'2 (4.01m x 3.40m)

Double glazed window to rear. Double fitted wardrobe. Radiator.

Bedroom Three

14'9 x 13'5 (4.50m x 4.09m)

Double glazed window to rear. Radiator.

Family Bathroom

10'10 x 6'7 (3.30m x 2.01m)

Velux double glazed skylight window. Suite

comprising corner shower cubicle with soaking shower & hand held shower attachment, panel enclosed bath, low flush WC and vanity unit with inset wash hand basin. Ceramic floor tiles. Two ladder style radiators.

EXTERIOR

Rear Garden

Mainly laid to lawn with shrubs to borders. Small water feature. Two shingled seating areas. Air source heat pump. Personal door to:

Garage

18'5 x 9'2 (5.61m x 2.79m)

Light & power connected. Loft space.

Allocated & Visitors Parking

Extensive Communal Gardens

Attractive communal gardens with tree and hedge borders.

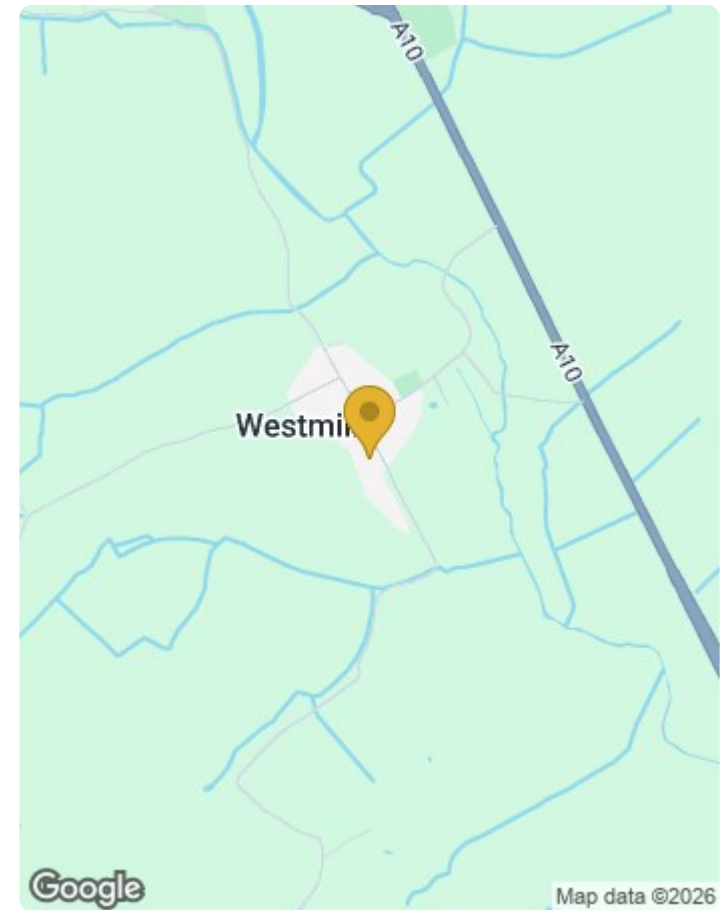
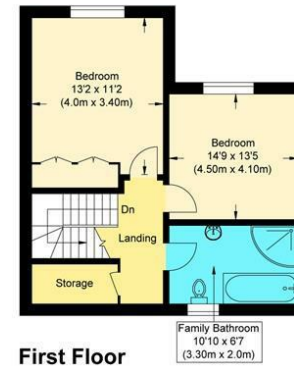
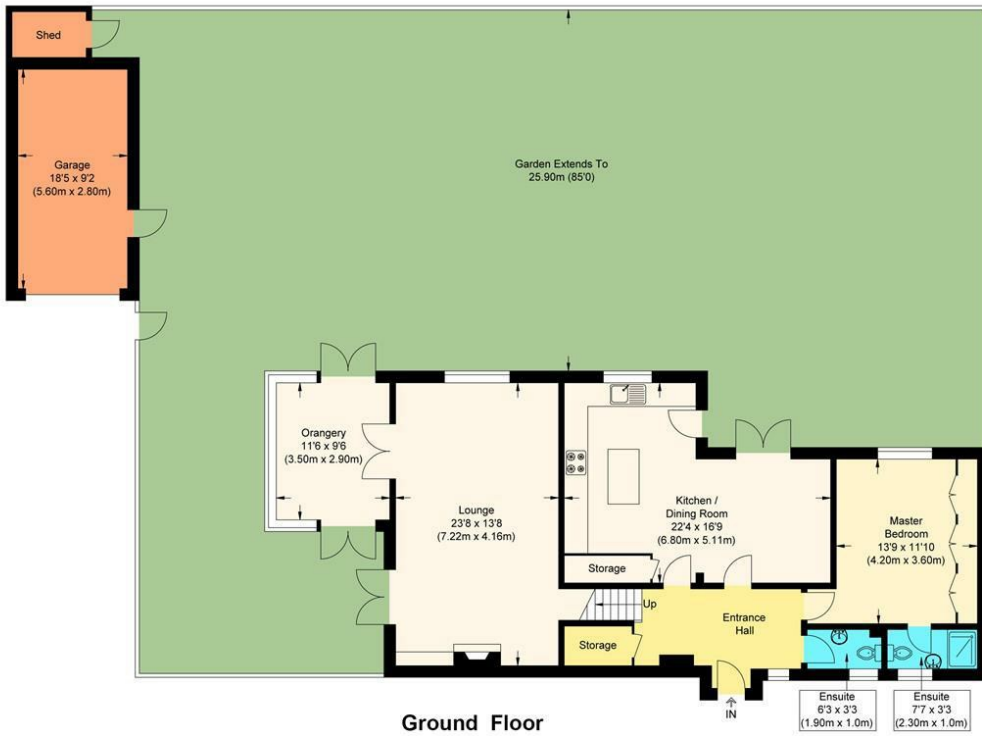
Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Agent's Note

Heating can be activated via 'Hive' remotely.





School Court

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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