



Bryan Bishop
and partners

Bury Lane
Codicote, SG4 8XX



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Bryan Bishop and Partners are proud to present this four bedroom detached family home, situated on the outskirts of Codicote. Having undergone extensive renovations, this home is ready for a family to move in and benefitting from uninterrupted views over the orchard opposite.

The front of the house has been recently rendered and has a driveway for 2 cars, which leads into a large double garage for further off street parking. Upon entering the property there is a W/C conveniently tucked in the corner. Upon entering the main house from the porch you get a feel for just how open, light and modern the property is. The living room and dining area form a big open plan space with a fantastic aspect, looking out both the front and rear of the property. The kitchen is adjacent to the dining area, this too overlooks the garden and is laid out in a galley style, which also benefits from a conveniently positioned utility room, which also has garden access. At the end of the kitchen is a spacious garden room, to offer an additional, closed off living space from the rest of the ground floor.

The first floor comprises a spacious landing, airing cupboard, one single bedroom, three doubles, and a fantastic modern family bathroom, complete with separate bath and shower.

To the exterior of the property there is a rear garden with spacious patio, lawn area and raised bed. At the front is a driveway and garden complete with lawn, rose beds and privacy hedge.

Location:

This lovely family home in an idyllic location offers an array of possibilities, and simultaneously provides great amenities from both Codicote Village and Welwyn Village just a short drive away. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a 5-minute drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 5-15-minute radius, this property provides an ideal semi-rural setting with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, local shops.





GROUND FLOOR

Entrance Hall

W/C

Living Room 11'10" x 16'8"

Kitchen/Dining Room 13'1" x 25'11"

Utility 6'11" x 7'3"

Garden Room 13'1" x 10'9"

Double Garage 17'2" x 15'6"

FIRST FLOOR

Master Bedroom 11'10" x 17'0"

Bedroom 14'0" x 10'0"

Bedroom 9'10" x 6'10"

Bedroom 8'11" x 8'2"

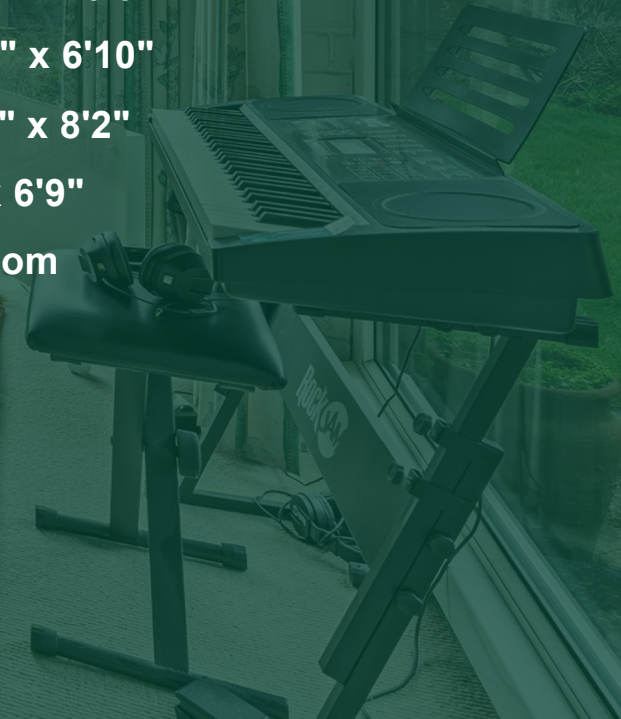
Storage 8'7" x 6'9"

Family Bathroom

EXTERIOR

Garden

Driveway

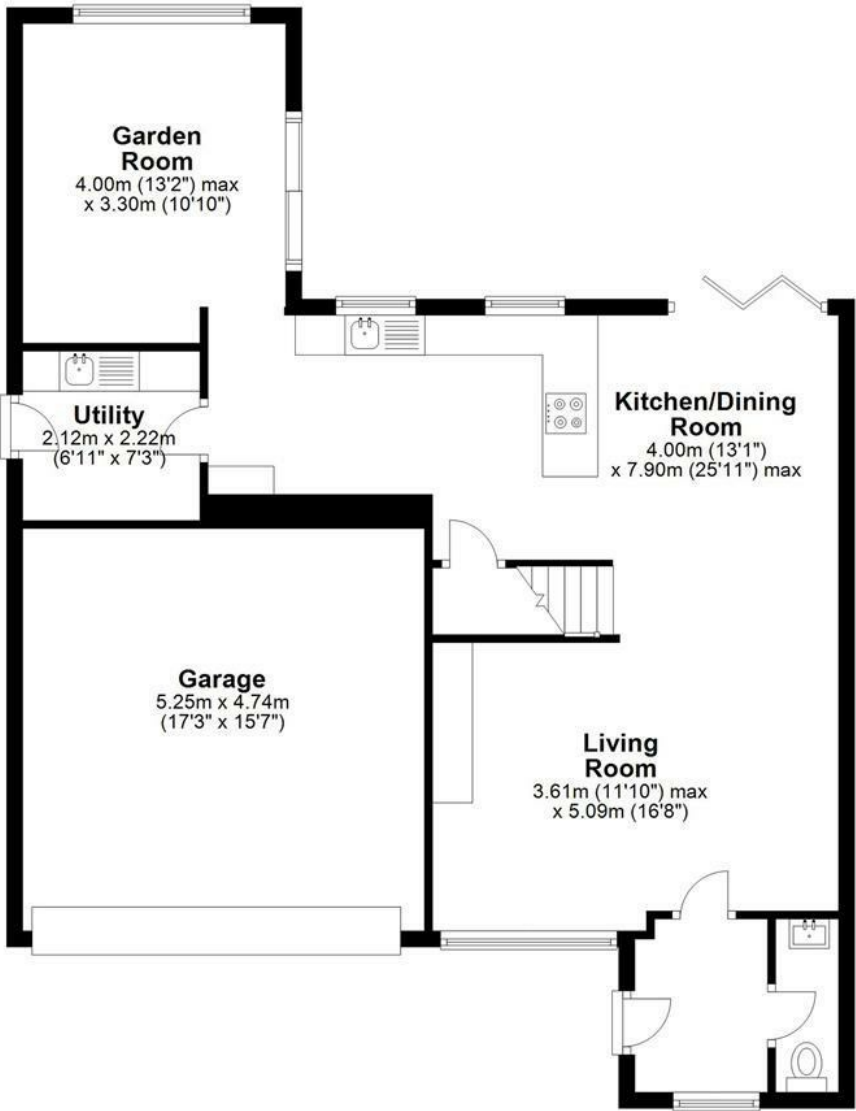






Ground Floor

Approx. 94.3 sq. metres (1014.7 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



Total area: approx. 161.1 sq. metres (1734.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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		EU Directive 2002/91/EC	



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