



Bryan Bishop
and partners

**Norman Road
Welwyn, AL6 9JW**

Guide price £425,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom mid-terraced house set along a quiet residential road within a few minutes of the centre of the vibrant and thriving village of Welwyn. The well planned living space incorporates a large living room and kitchen/dining room as well as a useful ground floor guest cloakroom, three good sized bedrooms and valuable direct access through to the generous rear garden that features a large sun deck and brick built storage room. This terrific family home offers all of the economic benefits of a mid-terrace yet with a lot more light and space than one would usually expect.

Accommodation:

Within is a very large reception area that ensures a warm welcome to all of your visitors, complete with its own front facing opaque window. From here there is a door into the perfectly placed guest cloakroom, also with its own window, and an open connection to the spacious inner hallway beyond the stairs. The inner hallway gives direct access into the kitchen/dining room and an open entrance into the large living room, as well as a useful cupboard set beneath the attractive staircase. There is a lovely open feel to this house which benefits from an intelligent design that makes the absolute best use of the generous space available, also allowing the light from the well placed windows in the upper and lower hallways to flow freely around the surrounding rooms.

The living room is a great example of this great use of light and space, openly connecting from the hallway and stretching the full depth of the house enabling large windows to be located at the front and the back. In fact it goes one better than that by incorporating fully glazed double doors at the rear which open onto the fabulous decking terrace that stretches the full width of the garden, making it really usable on a day to day basis. The room is a good size and with nicely balanced proportions, making it very flexible in how you choose to configure and furnish it, and would easily accept multiple sofas and chairs along with other occasional furniture, whilst still leaving ample floor space to allow for easy movement in, around and through the room.







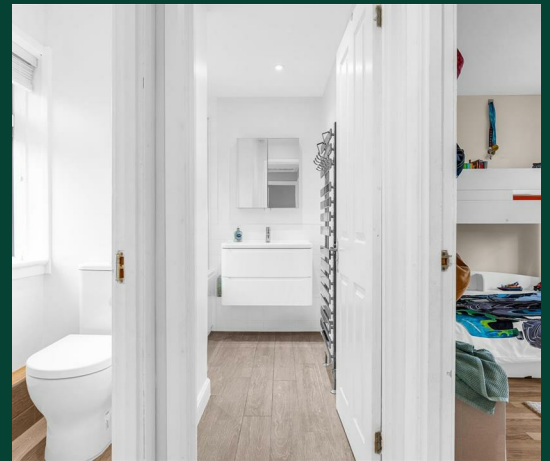
The rear corner of the house is occupied by the kitchen/dining room, another room of good size and shape that is abundantly lit by a rear facing window and a glazed door opening out onto the rear terrace. Part of the room is fitted with a selection of wall and floor mounted cabinets, giving more than ample storage and worktop area, along with an oven, hob and extractor integrated within. A number of designated spaces are planned into the kitchen area for additional free standing appliances, which still leaves plenty of open floor space for a large dining suite and a freestanding fridge/freezer.

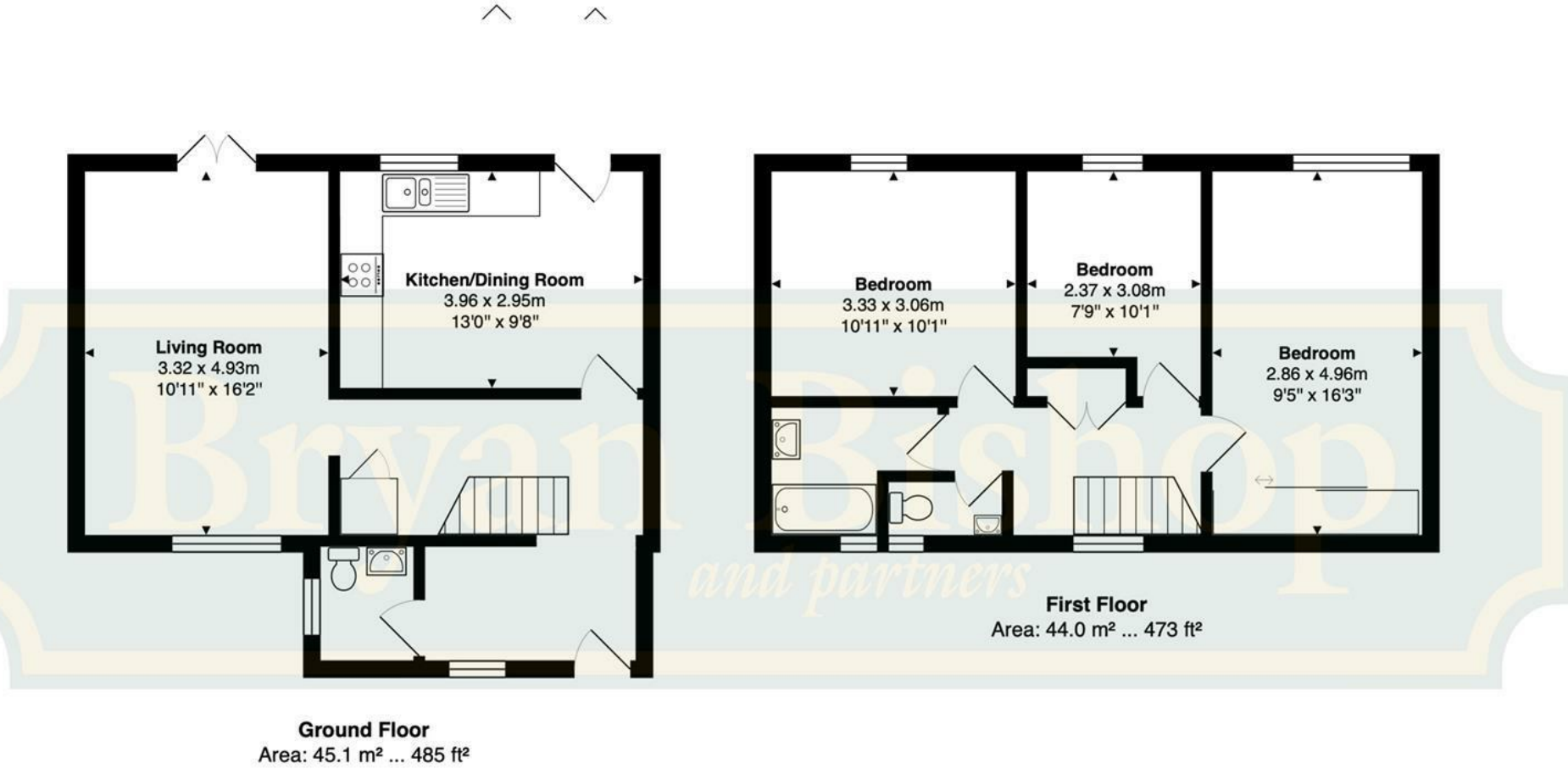
Upstairs is a lovely light and airy hallway, with a large front facing window, attractively galleried over the stairwell, that leads to the three bedrooms, the family bathroom, and the cleverly separated WC with hand basin. Two of the bedrooms are generous doubles, with the principal bedroom benefiting from fitted wardrobes.

Exterior:

There is useful off-street parking on the block paved frontage, with a covered walkway running from the front







Total Area: 89.1 m² ... 959 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		73	
(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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