



Bryan Bishop
and partners

**New Place
Welwyn**



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Bryan Bishop and Partners are delighted to bring to the market this spacious four bedroom, two bathroom Georgian style family home in a lovely quiet cul-de-sac just a few minutes walk from the centre of the ever popular Welwyn village. This modern detached property exhibits traditional build quality and materials throughout, and benefits from a large open plan L shaped lounge/dining room, a stunning conservatory and a substantial double garage/workshop. Additional practicality for those with mobility restrictions is provided by a personal lift that gives full access to the upper floor from the corner of the lounge.

Accommodation:

The attractive front door opens into a spacious, well proportioned hallway which features a lovely staircase winding its way up to a delightful upper galleried landing. From the hallway doors lead into the breakfast room and perfectly placed guest cloakroom, whilst glazed panel double doors open into the lounge/dining room. The breakfast room is a lovely light, bright space thanks to the two windows to the front and side aspects, and conveniently open plan to the kitchen. The kitchen area is a good size and blessed with substantial storage space courtesy of a full range of wall and floor mounted fitted cupboards. A neat breakfast bar adds practicality and there is plenty of space for a full complement of the usual appliances. A really useful exterior door gives direct access from the kitchen out onto the driveway just in front of the garage. Occupying a substantial part of the ground floor is the spacious lounge/dining room. A total of four windows placed in three different aspects ensure the room is always flooded with daylight and the two sets of internal doors being fully glazed help to spread that light throughout the house. This is a large room by any standards, being nearly twenty three feet long, and the layout lends itself perfectly to simple delineation between the dining and lounge area. Easily spacious enough for a large dining table and chairs as well as multiple sofas, this is a great room for spending time together as a family as well as for entertaining visitors. An attractive exposed brick fireplace in the centre of the outside wall adds a nice focal point, and the personal lift in the corner of the room is a subtle and unobtrusive addition which will prove to be invaluable if the need exists.

To the rear of the lounge/dining room, accessed through elegant glazed panel double doors, is the glorious conservatory. This is a fabulous addition to the living space and is large enough to fulfil a number of uses, whatever your needs require, with a ceiling fan and roof vents to ensure all year round usability. Double doors open directly out onto the patio giving easy access and a great flow between the house and garden.







Upstairs, the lovely hallway curves elegantly around the stairwell in a gallery arrangement and is nicely lit by a large window to the front. From here doors lead into the four bedrooms, all of which are a good size and shape, and the family shower room. The main bedroom boasts fitted wardrobes and an en suite bathroom.

Exterior:

The property is on a quiet cul-de-sac surrounded by other quality homes of a similar size. There is ample parking on the private driveway that leads up to the large double garage/workshop, and a variety of mature shrubs and bushes set into full width flower beds really lift the visual appeal of the front of the house. Separate gated access to the rear garden brings a welcome practical touch for day to day family life. The rear garden, is a good size, extending across the back of the double garage, and giving plenty of space for a large paved patio and a generous lawn surrounded by deep borders of shrubs, bushes and a few specimen trees. A convenient separate door opens from the patio into the rear of the garage/workshop, making it really useful on a daily basis. The garden is fully enclosed and secure, and so eminently suitable for pets and children alike.

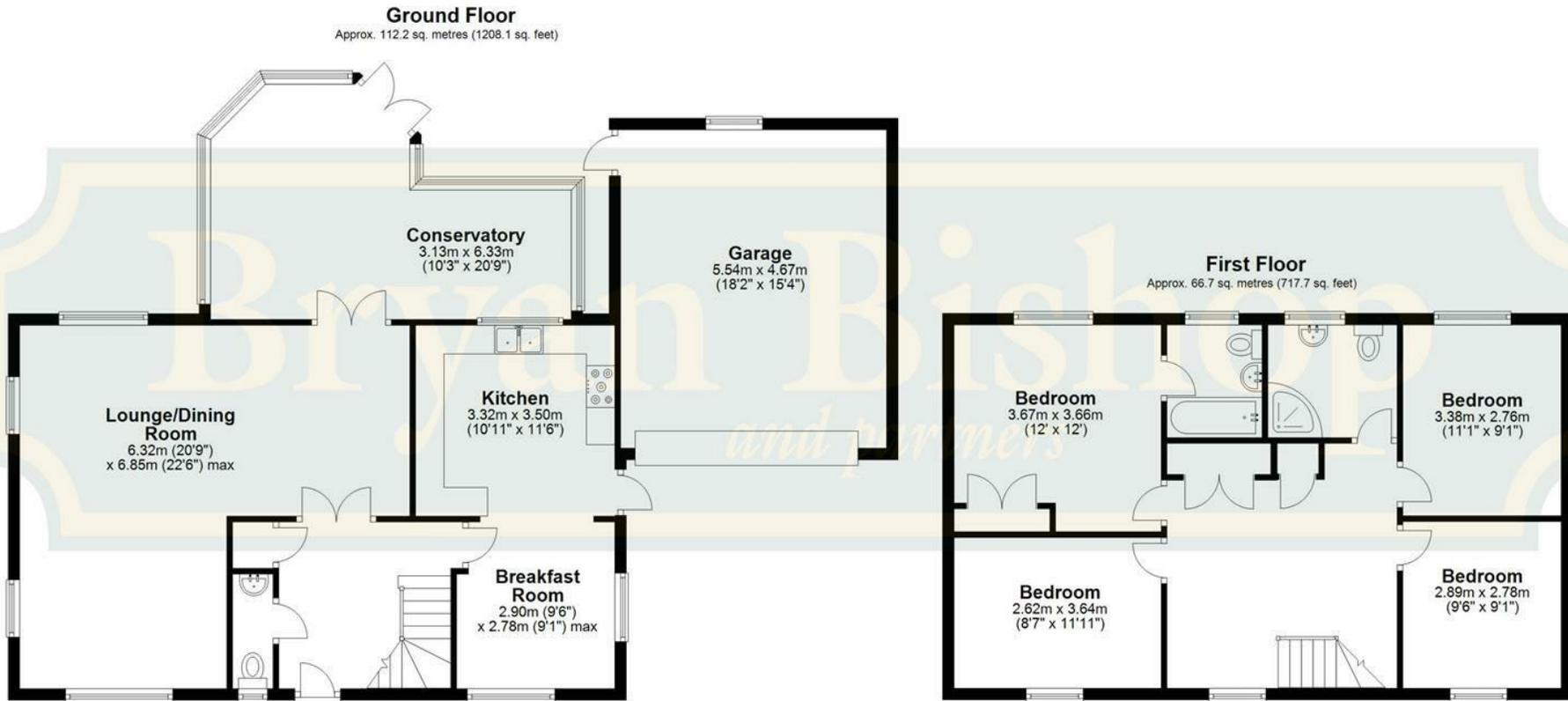
Location:

This charming property is ideally located in a quiet residential area just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.









Total area: approx. 178.9 sq. metres (1925.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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