



**Bryan Bishop**  
*and partners*

**Carvers Croft**  
Knebworth, SG3 6LX



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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful two/three bedroom, two bathroom semi-detached family home set along a quiet residential cul de sac in the well placed and highly regarded village of Woolmer Green. Arranged over three floors, this spacious, well designed property offers generous, practical living space, a good sized garden, plenty of off street parking and a redesigned ground floor that keeps a useful storage area to the front but adds a fabulous home office/gym, and is presented in absolutely immaculate condition inside and out. The current owners have pursued a meticulous programme of maintenance, refurbishment and upgrade on their highly prized family home, including a recently installed new combi boiler and radiators throughout, which brings to the new owner a valuable assurance that everything in this lovely house is exactly as it should be, completely ready for you to just move in and enjoy!

## Accommodation:

The smart front door has a neat shaped inset glass panel and is cleverly placed within a protective porch area. Inside is a spacious entrance hall with a superb solid wood floor, just recently sanded and revarnished, that extends past the stairs, a bespoke understairs storage cupboard and drawers and a well placed guest cloakroom before it reaches the door leading into the family room/bedroom three at the far end. The arrangement provides a fabulous extended view as you enter which takes your eye right through the family room and into the rear garden via the large glass bi-fold doors.

The family room extends the full width of the rear of the house and of course is bathed in natural light through the bi-fold doors which effectively form a full wall of glass to the rear aspect. The solid wood floor continues into the room from the entrance hall, also just recently sanded and revarnished. The room's generous size and well balanced shape make it really usable for any number of different functions you may wish for it, with it certainly making a great family room, along with a valuable option being available to make it a third bedroom or occasional guest bedroom if required.

The integral garage has been neatly subdivided to create a spacious additional ground floor room which is currently multi-tasking to offer a comprehensive home gym and a neat office space. Of course your individual family needs will determine its use, and whatever they might be it is a valuable addition to this well designed house. There is still a useful storage space accessed through the garage door to the front which is perfect for bicycles, pushchairs and other family bits and pieces.





The first floor is cleverly configured in a semi open plan layout that maximises the flexibility of the generous space on offer and boasts solid oak windowsills installed just last year. Despite its great size the room is kept light and bright throughout the day thanks to a window at the front and two windows to the rear. The front part of the room is designated as the working kitchen, neatly delineated from the rest of the room by a large island, and fully lined by a comprehensive array of wall and floor mounted cabinets and expansive food preparation worktops. There is more than ample storage available, whilst the cabinets house an integrated hob, oven and dishwasher, still leaving additional space planned in for a free standing fridge. Neatly set into the front corner of the property is a separate utility/laundry room complete with more storage, another sink and space for a washer/dryer and free standing freezer, an intelligently planned arrangement so that the utility/laundry room can be closed off when the washing machine is in use. The remainder of the room is uninterrupted open floor space, leaving you abundant options on layout and furniture. Suffice to say there is ample room for a dining table and chairs along with multiple sofas and casual seating, with a smart wood-effect fire placed on the outside wall in between the two windows that overlook the rear garden.

Up on the second floor are the two main bedrooms, both of them being generous doubles in size, along with the family bathroom, recently fully refurbished, which has a bath fitted with a shower and a screen above it. Both bedrooms have built-in wardrobes, with the principal bedroom also boasting a stylish fully tiled shower room that was installed in May 2025. There is a generous loft space, easily accessed via a loft ladder that has been comprehensively insulated, half boarded and fitted with mains lighting to provide a useful storage area.

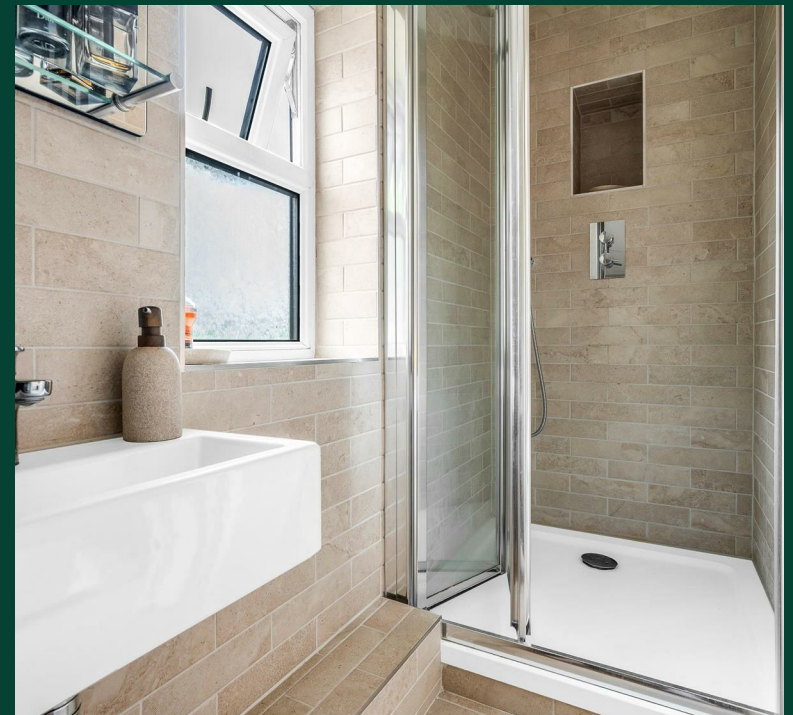
#### Exterior:

The house is set along a quiet residential cul de sac with open countryside just a minute or so away by foot. The frontage of the property has been block paved to allow parking both in front of the house and on the driveway that leads up to the integral garage, with additional designated visitor parking available just to the side of the house. The recently renewed and painted fence features a useful separate lockable gate that gives direct access from the front into the rear garden, which is secure and fully enclosed and so perfect for pets and children. The rear garden is a good size, almost exactly south facing, and thoughtfully low maintenance, fitting well into a modern busy family's lifestyle, with two large areas of artificial lawn edged by a smart decorative pebble border separated by a neat step of reclaimed railway sleepers, with a useful painted storage shed in the far corner. This is a great family garden with plenty of room for the children to play and ample space for outdoor casual seating and dining furniture ready to welcome your guests.

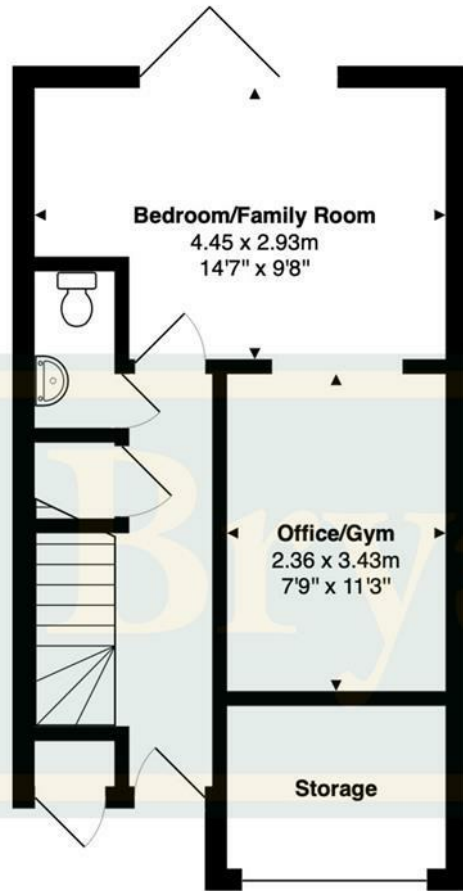
#### Location:

This house enjoys a lovely location within the ever popular village of Woolmer Green. The village has a good range of pubs, eateries and local amenities, whilst also perfectly placed to enjoy its rural location and close proximity to the other popular and vibrant villages of Datchworth, Knebworth and Welwyn. The A1(M) is a few minutes away by car and links well to the national roads network. Mainline train stations can be found nearby at Welwyn and Knebworth, with London Kings Cross just 25 minutes away by train.







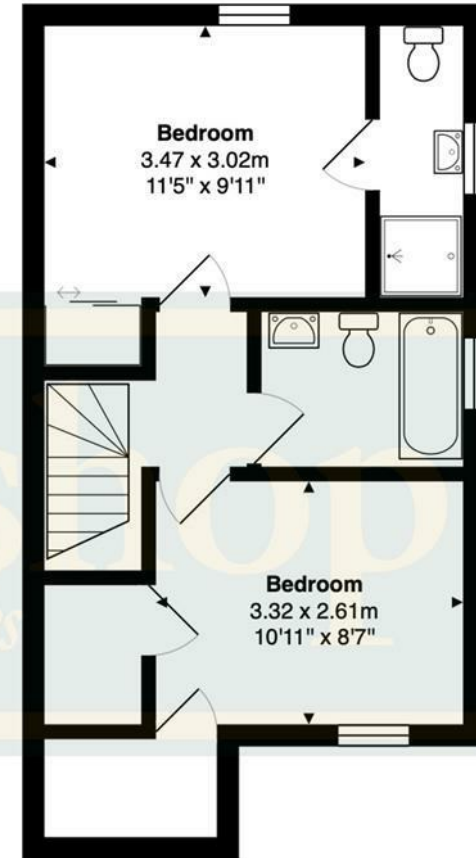


**Ground Floor**  
Area: 35.7 m<sup>2</sup> ... 384 ft<sup>2</sup>



**First Floor**  
Area: 36.0 m<sup>2</sup> ... 387 ft<sup>2</sup>

Total Area: 108.2 m<sup>2</sup> ... 1164 ft<sup>2</sup>



**Second Floor**  
Area: 36.5 m<sup>2</sup> ... 393 ft<sup>2</sup>

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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*and partners*

6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on 