



Bryan Bishop
and partners

**New Road
Digswell**



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this outstanding two bedroom, two bathroom luxury apartment set on one of the most prestigious roads within the highly desirable village of Digswell. The property is one of just a handful of similar residences that come together within this outstanding, recently completed development. Purpose built to the very highest standards with an uncompromising focus on excellence both in the carefully selected materials and the premium quality of the craftsmanship, this is the unbridled pleasure of country house living re-imagined for the twenty-first century without the maintenance burden, but also without compromising on style, elegance and unparalleled luxury. This charming and beautifully appointed apartment is offered chain free for a swift and smooth completion, and enjoys a wonderful semi-rural location yet is just a few minutes from the vibrant, thriving village of Welwyn.

Accommodation:

Mulberry Manor is an architectural tour de force built in a classic double fronted style with a large square portico creating an impressive protective porch over the main entrance. The property is on the ground floor accessed through a spacious, modern lobby. Inside is a welcoming 'L' shaped entrance hall that offers multiple conveniently placed built-in cupboards, as well as doors through to both bedrooms one of the bathrooms and an ideally situated guest cloakroom, whilst double doors open into the fabulous kitchen/dining/living room. The impressive quality of the fixtures and fittings is immediately evident, as is the careful and intelligent thought that has obviously gone into the design and layout of the rooms, with the star of the show undoubtedly being the substantial terrace that sweeps across the whole of the rear of the apartment, readily accessed through French doors from the principal bedroom and the kitchen/dining/living room. It is a real gamechanger, substantially elevating the property above its peers and creating a wonderful outdoor space that is fully usable all year round, comfortably large enough for outdoor seating and dining furniture, with lovely views over the rear garden below and the natural woodland beyond.

The kitchen/dining/living room is a large room by any measure at nearly twenty-two feet in both directions, with a well balanced shape that really gives you ample choice as to how you configure and furnish the space. Despite its generous size it is flooded with natural light throughout the day thanks to two sets of glazed French doors set into two separate aspects, one of which has additional full-height windows on either side, as well as an additional large window set into the kitchen area. At the rear there is direct access out onto the stunning terrace, which delights with open woodland views and ample space for entertaining, whilst to the side there is a smaller balcony that leads down directly into the extensive rear gardens.







The kitchen area enjoys a full wall of high and low level fitted cabinets that extend out into a superb island at the front that offers a nice visual delineation of the spaces as well as boosting the already generous storage space and providing a large breakfast bar. Integrated within the cabinets is a comprehensive range of appliances which includes a wine cooler neatly set within the island, all from premium manufacturers. The remainder of the room is left as free floor space for you to use as your lifestyle dictates. Certainly it is more than capable of swallowing multiple sofas and chairs along with a substantial dining suite with ease, still leaving room for other occasional furniture and a modest home office if required. It is a fabulous room, blessed with enormous versatility and adaptability. Clever use of the guest cloakroom enables it to double up as a utility/laundry room, keeping the main kitchen area free of clutter.

Both bedrooms are comfortable doubles in size, with the principal bedroom benefiting from direct access out onto the terrace as well as a superb en suite bathroom.

Underfloor heating runs throughout the apartment, supplemented by heated towel rails in both bathrooms, which both also feature baths with shower attachments and screens fitted above as a part of their fully tiled, immaculately appointed specifications.

Exterior:

The main building is set well back from the road, allowing generous off-street parking for residents and guests behind the remotely operated vehicular and pedestrian gates that guard the front entrance. Neat lawns interspersed with attractive hedging grace the frontage, whilst a gentle slope flows around either side of the apartments to the generous lawned gardens at the rear, all of which are carefully maintained to the highest standards.

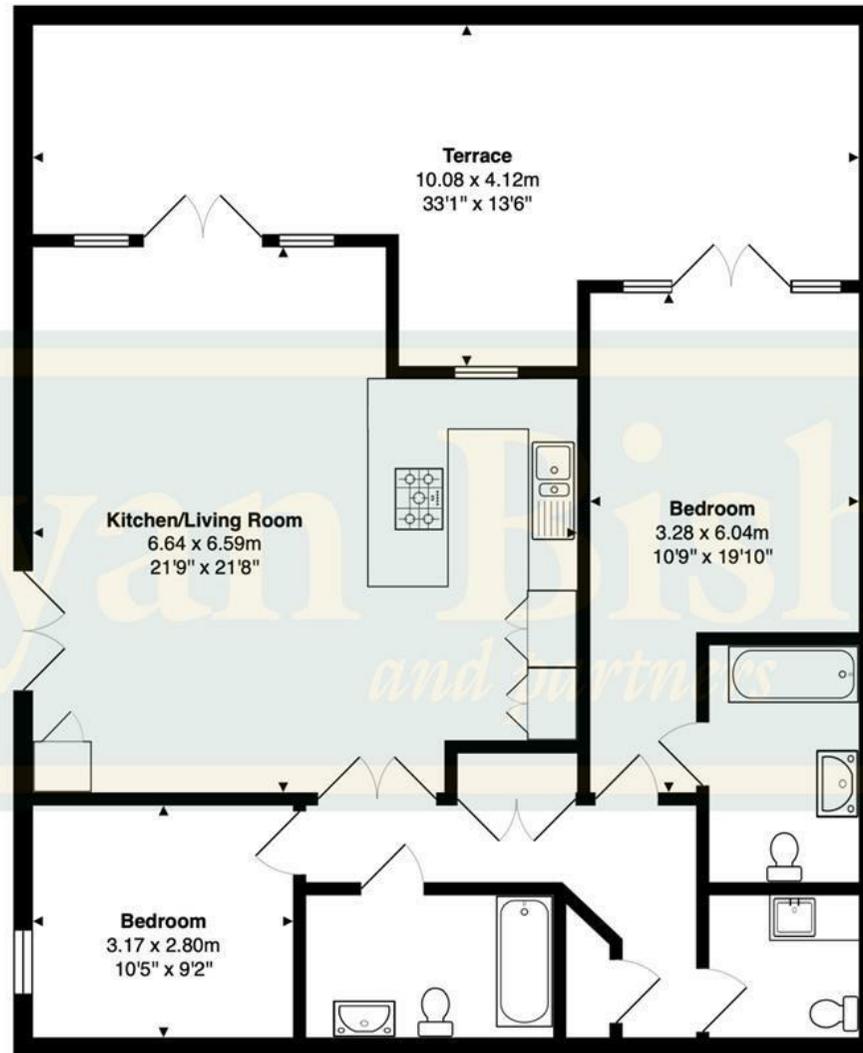
Location:

This lovely apartment is located on one of the most highly desirable roads in the ever popular village of Digswell. Welwyn North Station is within a five minute walk, from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stansted Airports are within 30 to 40 minutes drive.





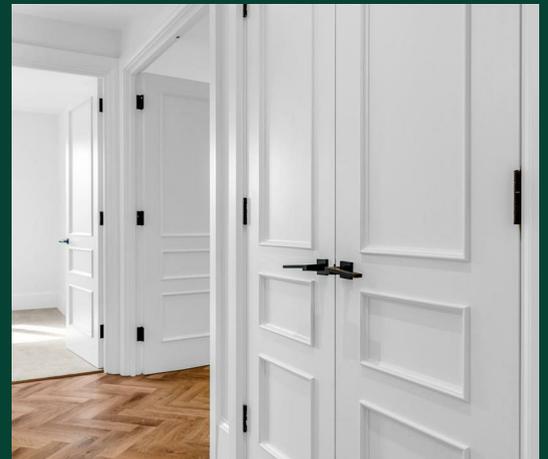


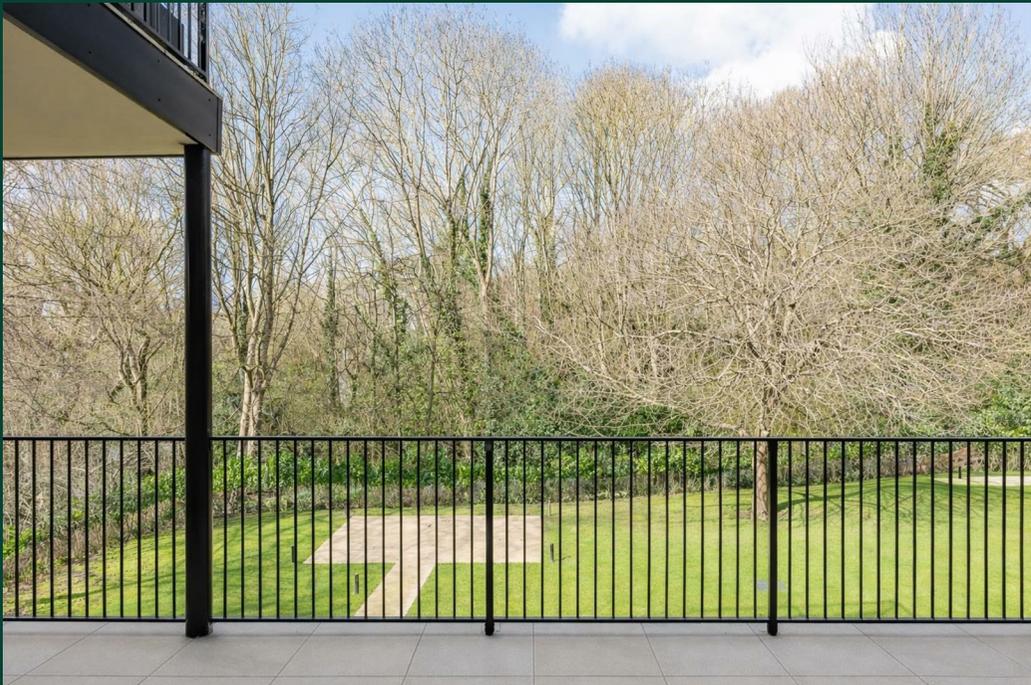


Ground Floor
Area: 123.4 m² ... 1328 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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