



Bryan Bishop
and partners

Codicote Road
Welwyn, AL6 9NF



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Bryan Bishop and Partners are delighted to bring to the market this well-presented four-bedroom detached family home set back on the edge of Welwyn Village, measuring just short of 3000 square feet and sits on a third of an acre plot. It boasts a pleasant curb appeal and features an electric gated driveway with room for up to six cars, providing both security and convenience, all of which add to the many benefits this property has to offer.

The ground floor is designed for modern living. The spacious kitchen/dining room boasts a wealth of base and eye-level units, with a range of integrated appliances and a convenient breakfast island with further storage units and electrical outlets. Velux windows flood the space with natural light, paired with the tall ceilings it enhances the sense of openness. Bi-fold doors offer seamless access to the rear of the property. A large utility/boot room is located just off the kitchen, allowing to keep the kitchen decluttered from appliances. A downstairs W.C. adds to the practicality of this floor. The living room is a highlight, showcasing a stunning fireplace, perfect for cozy evenings, and a separate study area. Completing the ground floor is a snug, providing a second staircase which ascends the first floor at the fourth bedroom.

Ascending to the first floor via the main staircase in the entrance hall, you'll discover a generously proportioned master bedroom just off from the landing complete with fitted units and a spacious en-suite. The second double bedroom on this level also features fitted units, offering ample storage. There is also a third double bedroom which continues this theme of practicality with fitted units, and the fourth double bedroom benefits from a wet room. There is also a well-finished family bathroom which serves the second and third bedrooms.

The property's exterior is equally impressive. The spacious double garage is plumbed, and it includes a spare room, perfect for a workshop or small studio. Additionally, a separate outside office or gym room is equipped with direct internet access and dedicated Sky cables. This residence offers an exceptional blend of comfort, convenience, and unique features that cater to a modern lifestyle.

Situated on the edge of Welwyn village, it is just a minute walk to the High Street, which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.







GROUND FLOOR

Entrance Hall

W.C

Study

10'11" x 15'1"

Living Room

15'10" x 14'11"

Kitchen

12'3" x 13'11"

Dining Room

15'10" x 14'9"

Utility

Snug

12'8" x 14'7"

FIRST FLOOR

Landing

Principal Bedroom

14'11" x 14'9"

En-Suite

Bedroom Two

17'4" x 10'11"

Wet Room

Bedroom Three

12'8" x 14'7"

Bedroom Five

10'11" x 9'10"

Family Bathroom

EXTERIOR

Garage

21'7" x 17'2"

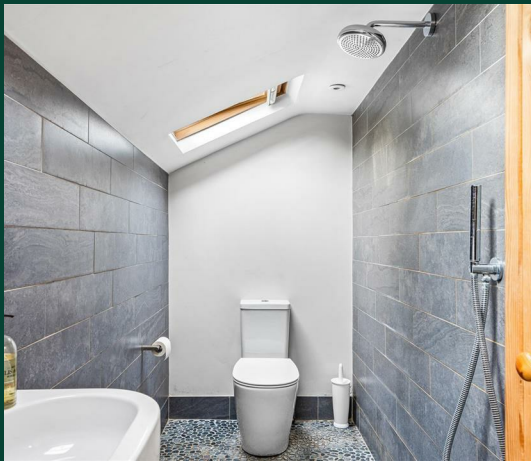
Gym/Studio

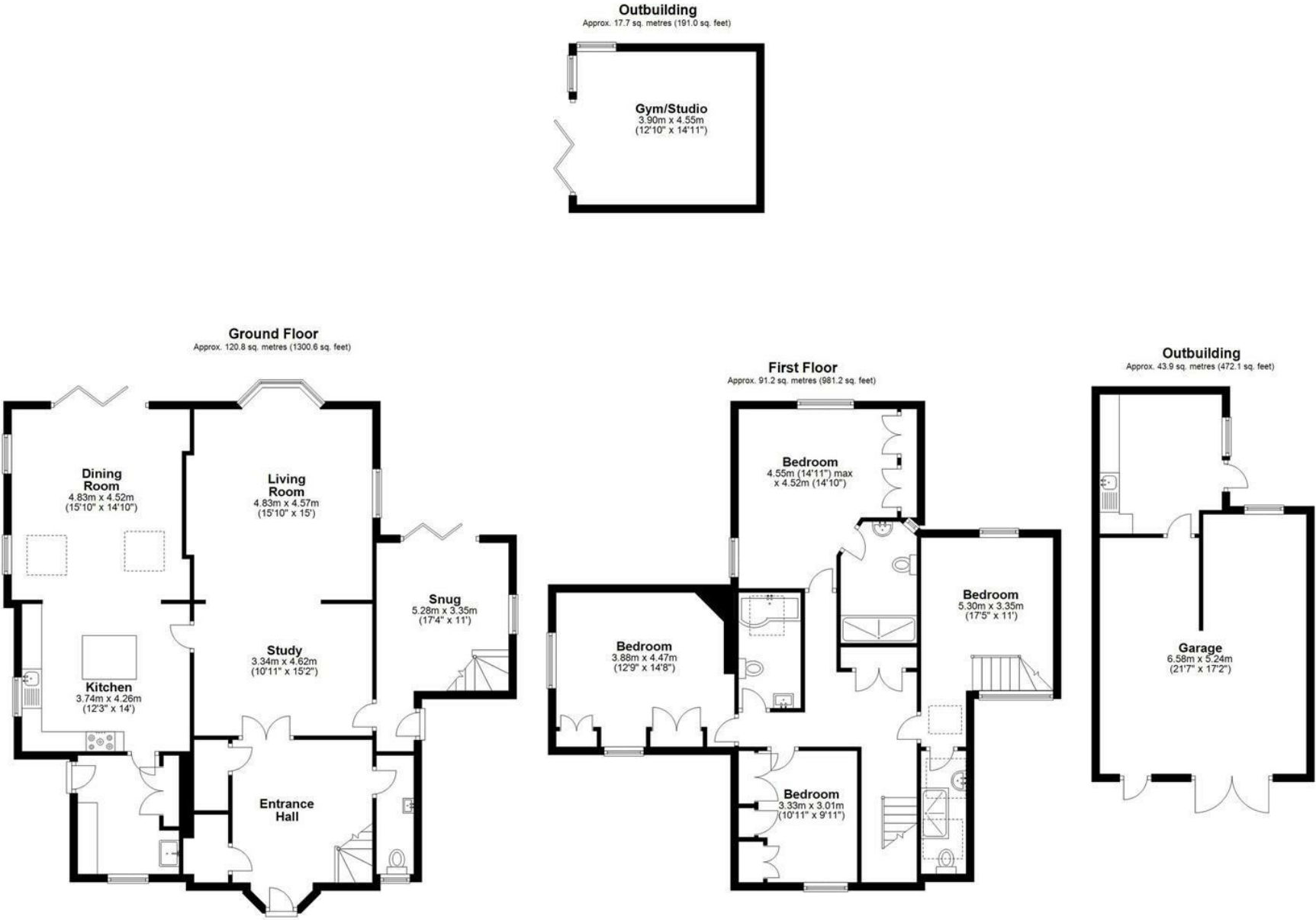
12'9" x 14'11"

Garden

Gated Driveway







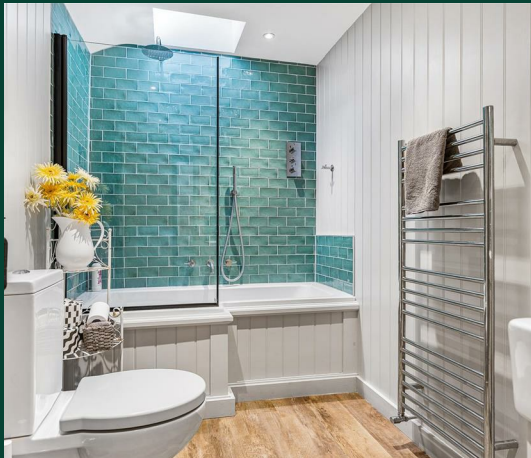
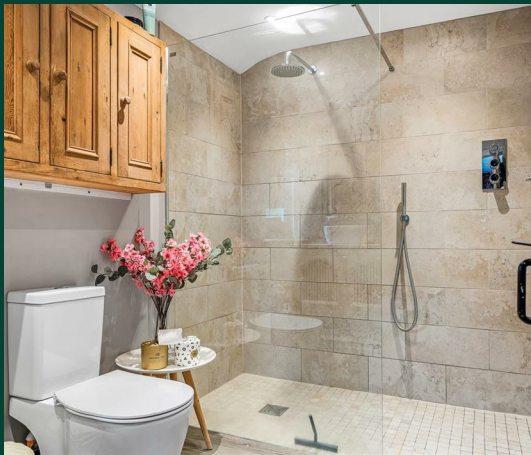
Total area: approx. 273.6 sq. metres (2944.9 sq. feet)

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		73
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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