



**Bryan Bishop**  
*and partners*

**Mornington**  
Welwyn, AL6 0AJ

# Mornington

## Welwyn, AL6 0AJ

### Summary

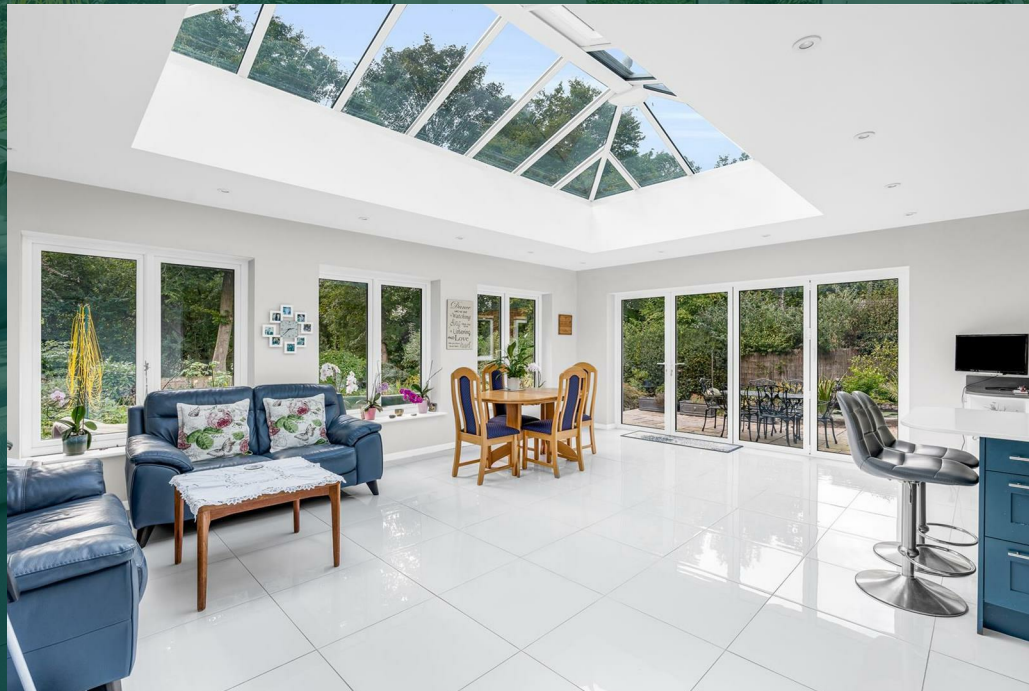
3229 Square feet - Bryan Bishop and Partners are delighted to bring to the market this substantial executive house in the lovely rural village of Digsweil. With five bedrooms, four bathrooms and an expansive ground floor featuring a stunning kitchen/family room, this flexible and fabulous family home has all the space for a large family's needs and would easily cope with multi generational living.

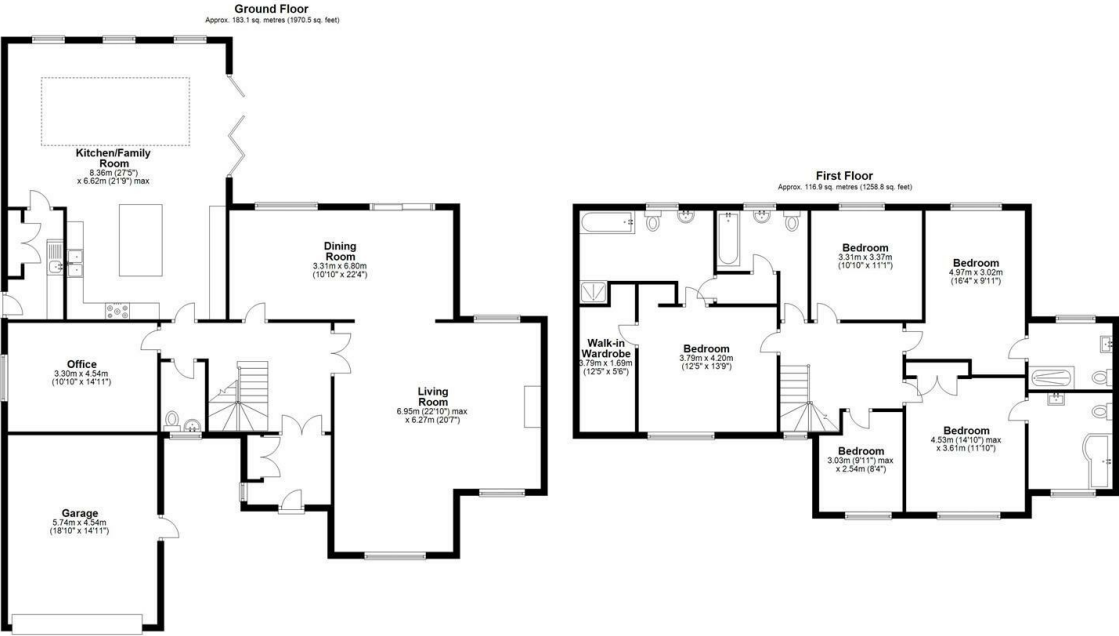
#### Accommodation:

The attractive oak front door opens onto a neat lobby with window and storage cupboard, and then through glazed double doors into the main hallway, which is a nice square shape and well lit by the window to the front overlooking the stairwell. From the hallway there are double doors into the living room and single doors leading to the dining room, kitchen/family room, office and the conveniently placed guest cloakroom.

All of the ground floor rooms in this property are large and the living room is certainly no exception. The combination of the glazed double entry doors, the three windows to different aspects, the one to the rear being full length, and the open archway through to the dining room all give a wonderful sense of light and space to this room. It offers a myriad of opportunities as to how you configure, furnish and use it to best suit your family's lifestyle.

Opening directly from the living room, and also accessed separately from the hallway, is the fabulous dining room. With virtually the whole of the back wall being glass, by way of two large windows and a set of glazed sliding doors, this room is full of natural light and the wonderful views out into the back garden.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





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