



Strictly Private and Confidential

14 | Carleton Rise | Welwyn | AL6 9RA

Summary:

Bryan Bishop and Partners are delighted to bring to the market this extremely attractive and immaculately presented modern four double bedroom, three bathroom detached family home set along a quiet residential road yet just a few minutes away by foot from the vibrant and thriving centre of Welwyn village. This property offers spacious and flexible accommodation that includes a useful ground floor shower room, a separate utility/laundry room, a gorgeous first floor terrace and a large detached double garage/workshop along with generous gardens to the front and back of the house. The size and layout of the ground floor makes this wonderful home eminently suitable for a large family and could easily have some space reconfigured to include a bedroom if there was a family member with mobility challenges, with the existing ground floor shower room providing great support.

Accommodation:

The pretty front door, with full height opaque glass panels either side, is set within a fully enclosed porch and opens into a large rectangular entrance hall, giving you ample space to ensure all of your guests receive a warm welcome. From the entrance hall doors open into the living room and dining room, as well as the useful ground floor shower room that doubles up perfectly as a guest cloakroom.

The living room, like the other rooms throughout the house, is large and enjoys a nicely balanced shape, making all of the extensive space completely usable. It stretches fully front to back, with a very smart coal effect fire set into a decorative fireplace along the outside wall, and benefits from large windows at both ends that keep it light and bright throughout the day. Clever design gives the room a door in from the front of the entrance hall and a separate door from the rear corner through to the dining room, enabling an easy flow completely around the central staircase, a valuable asset both for day to day living and when entertaining guests. At just under nineteen feet long this room will comfortably swallow multiple sofas and chairs along with other occasional furniture, and like the dining room, would readily multi-task for you if required, clearly showing the flexibility and adaptability on offer throughout the property.

6a High Street, Welwyn, AL6 9EG
info@bryanbishop.co.uk
01438 718877

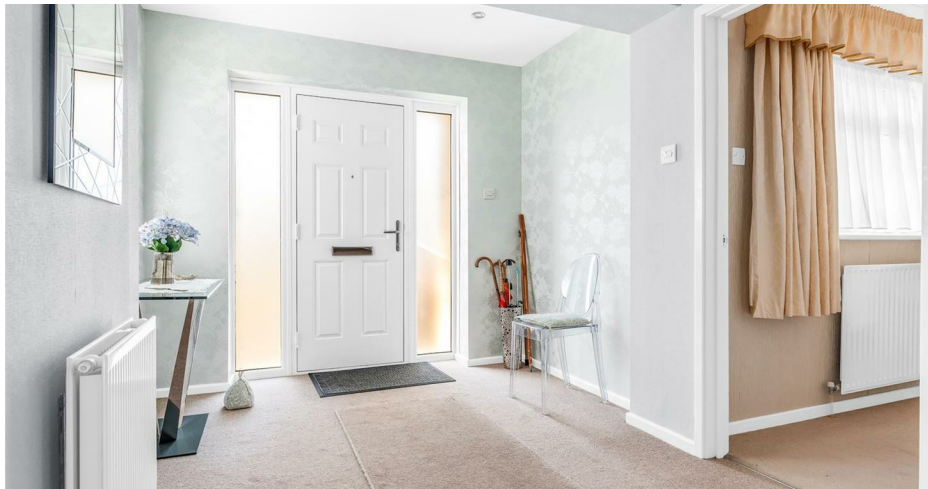
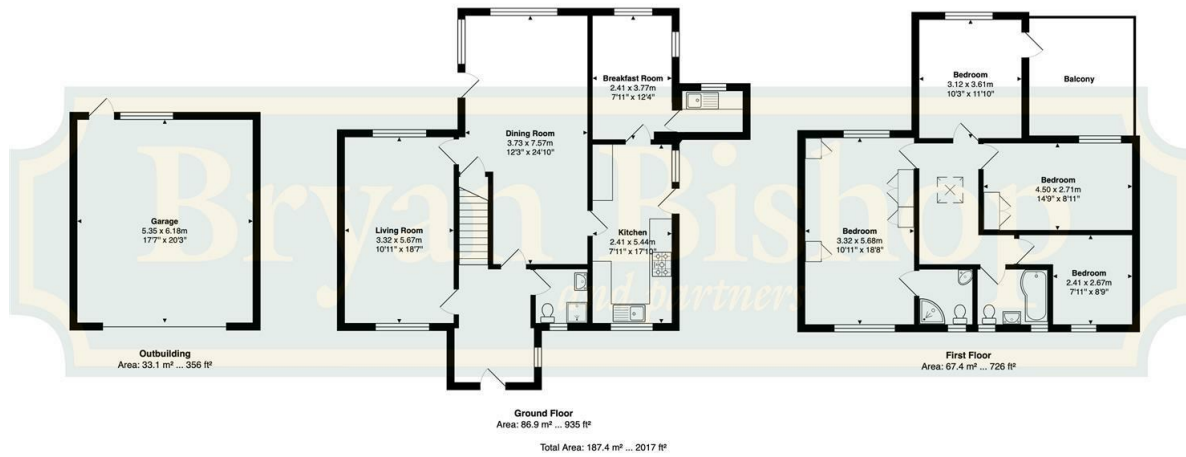


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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





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