



Bryan Bishop
and partners

Whetstone Close
Welwyn, AL6 0QW

Guide price £850,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional detached three double bedroom, two bathroom bungalow set along a quiet residential cul-de-sac in the highly sought after Oaklands area of Welwyn. This stunning family home is the result of a just completed, no-expense-spared, ground up refurbishment and is presented in "as new" condition. In fact the best way to picture it is as a new build but with the premium quality workmanship and materials of a long established property. Intelligently planned to give flexible and spacious accommodation throughout, with underfloor heating and a brand new state of the art kitchen, along with an en suite shower room to the principal bedroom, a useful utility/laundry room and an integrated double garage, this beautiful house is surrounded by a generous plot with multiple external access points from a number of rooms in the house that makes the spacious, newly landscaped gardens really usable throughout the year.

Accommodation:

This is a pretty house that has plenty of curb appeal. It is large with ample living space inside, but carries its size well, presenting a neat frontage that sits modestly within its surroundings. The attractive front door, with full height opaque glass panel to the side, opens into a neat entrance lobby that leads through a glass door into the substantial living room.

This is a fabulous room, abundantly lit by a large bay window to the front and glass double doors that open from the rear corner out into the extensive gardens that flow along the side of the house before opening out across the rear. A nice square shape, and a good size ensure there is more than ample space for multiple sofas and chairs, making it a perfect room for ensuring all of your guests receive a warm welcome, but also giving you the flexibility to configure it to best suit your family's needs. There is a lovely free flow around this house and that is immediately apparent within the living room, which connects with the family/dining room via the kitchen as well as along a separate inner hallway which passes the family bathroom and the useful utility/laundry room on the way, as well as opening directly onto a sheltered patio area running the length of the side of the house, which itself links back into the family/dining room. There are no less than five separate doorways out into the front, side and rear gardens, offering a wonderful connectivity between the inside and the outside, making this a home that absolutely maximises the use of the expansive gardens that surround it, both in normal day to day life and when entertaining guests.

The kitchen is built in a traditional galley style, thereby presenting a highly efficient ergonomic layout, but is much larger than that description would normally infer. Flooded in natural daylight through the multiple windows running virtually the whole length of the outside wall, it is blessed with a comprehensive array of wall and floor mounted cabinets on both sides, ensuring you will never be short of storage space. Within the cabinets is a full complement of premium branded appliances, fully integrated for stylish yet easy access, with the nearby utility/laundry room cleverly specified to take a washing machine and dryer whilst also offering yet more storage.







To the rear of the house, linking via the kitchen and an inner hallway, is the superb family/dining room. This is a large room by any measure at nearly twenty-two feet long and is perfectly proportioned to fulfil its dual roles with ease. Two pairs of glass double doors are set into opposite walls, creating a lovely light, bright space throughout the day, with additional full height windows either side of the rear facing doors, boosting the natural daylight even further as well as giving wonderful open views of the rear garden. This room is more than capable of accepting multiple sofas and chairs, along with other occasional furniture besides, as well as a generous dining suite, giving you absolute freedom as to how you configure and furnish the abundant space on offer.

From the corner of the family/dining room a door leads into the principal bedroom, another generously sized room of well balanced proportions. Certainly it is bigger than a normal double bedroom, is nicely lit thanks to windows set into two different aspects, and boasts a gorgeous en suite shower room with a large walk in shower.

Along the inner hallway is a neat utility/laundry room, with sink and fitted cupboards that also offers a useful outside door, perfect as a boot room and for cleaning down the dog after enjoying the wonderful countryside walks just beyond your doorstep. Adjacent is the family bathroom, a premium quality installation with a very cool basin and a shower fitting with screen set above the bath. The other two bedrooms are both doubles set into the front corner of the house.

Exterior:

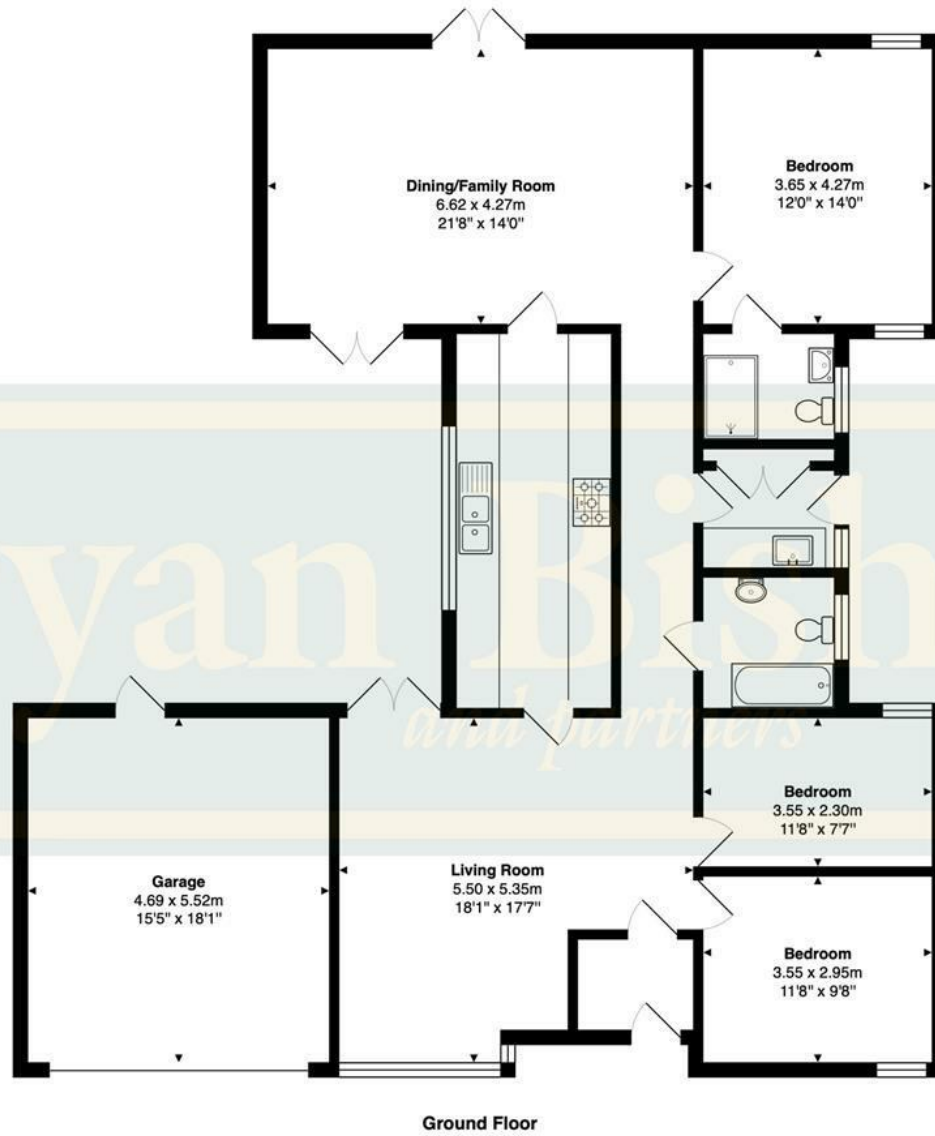
The spacious frontage has a driveway suitable for multiple cars leading to the integrated double garage, with the remaining area being a well maintained lawn and a raised flower bed at the front corner. It would be a straightforward task to expand the off street parking if so desired. There is separate access along both sides of the house from the front to the rear garden, which is secure and enclosed and so ideal for pets and children. The interesting shape of the house allows multiple patio areas along the side and across the rear, which, along with the rest of the garden, have all been refurbished and skilfully landscaped to offer lovely paved areas for outdoor seating and dining, making the absolute best use of the sheltered south west facing garden. The expansive lawn flows around and across the rear of the house, with a paved pathway encircling a raised flower bed that edges a further lawn beyond it. This is a great house for entertaining, with multiple access points that readily connect the house to the garden, and seating areas within different positions so you can follow the sun all day, or seek out some shade if you prefer, simply lovely !

Location:

This wonderful family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.







Total Area: 153.7 m² ... 1654 ft²

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		
EU Directive 2002/91/EC		
England & Wales		

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