



Bryan Bishop
and partners

Wadnall Way
Knebworth, SG3 6DT

Guide price £450,000



Wadnall Way

Knebworth, SG3 6DT

Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous end of terrace, three bedroom family home set along a quiet residential cul-de-sac in the vibrant and popular town of Knebworth. The property has been recently extended and refurbished to a very high standard and now offers generous, well proportioned living space presented in immaculate decorative order that includes a ground floor guest cloakroom and fully glazed French doors linking the family room out into the lovely rear garden, as well as allocated covered parking and plentiful further parking for residents and visitors.

Accommodation:

The attractive modern front door is set into a useful tiled roof porch that houses a spacious entrance hall, complete with multiple storage cupboards. From there an inner hallway extends into the house, with a perfectly placed guest cloakroom to one side and the large kitchen to the other, before turning past the staircase and understairs cupboard and opening into the generously sized lounge.

The kitchen enjoys a terrific layout and is bathed in natural light from the superb bay window that pretty much fills one wall. The fitted area runs around three sides of the room and boasts a comprehensive array of wall and floor mounted cupboards lining the perimeter which ensure there is more than ample storage space and worktop area. Within the cabinets is a full complement of integrated appliances ready to meet your daily needs with ease, whilst the remainder of the room is left as open floor space and is comfortably capacious enough for a large dining suite, and other occasional furniture if so desired.

The centrally positioned lounge is a really well proportioned room, being virtually square, which really helps when configuring and furnishing the space. The staircase rises from one corner, with the pretty wooden banisters providing an appealing focal point as they turn on the landing half way up and continue up to the first floor. The room enjoys an abundance of natural light as it is connected through an open plan arrangement to the family room at the rear, as well as imbuing both rooms with an interchangeable flexibility as to how they are used. They could easily be considered as one room or furnished and laid out to emphasise the separation between them if that suited your family's lifestyle better. On its own the lounge would easily accommodate multiple sofas and chairs, which leaves the family room as a real luxury space that would give great service in any number of roles, which might be anything from a casual play area to a formal dining room, with the wonderful French doors providing a valuable connection out into the garden during the warmer months as well as joining with the glorious roof light to fill the family room and adjoining lounge with uninterrupted natural daylight.







Upstairs there are three bedrooms, with the principal bedroom being a spacious double in size. The family bathroom is beautifully appointed, having fully tiled walls, a stylish floating hand basin and a concealed cistern WC, with the P shaped bath boasting a shower attachment and screen fitted above it.

Exterior:

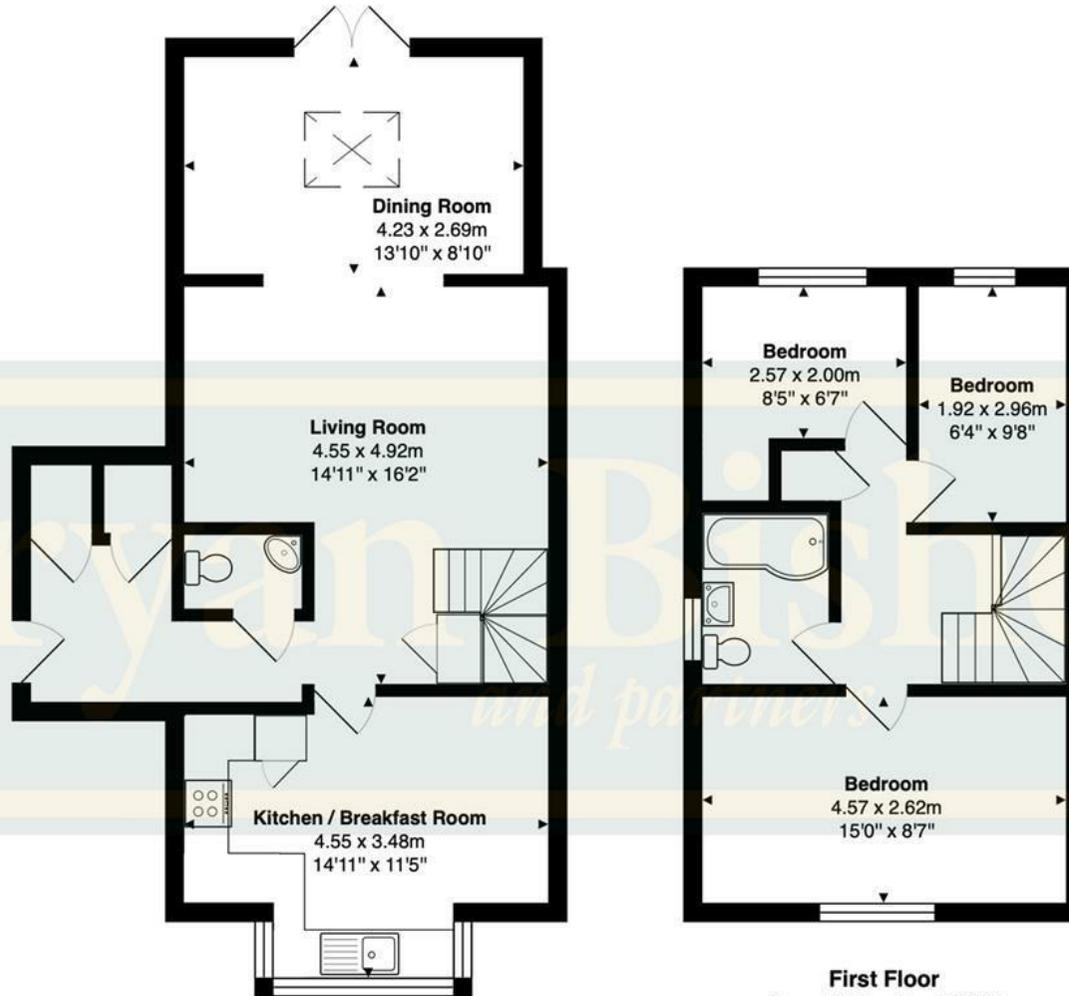
The house has a generous area of grass to the front and side, with allocated covered parking and plenty of further parking readily available. To the rear, the family room links out through the French doors into a good sized garden which has a lockable side gate opening out to the parking area and is fully enclosed and secure, making it ideal for pets and children. Premium quality artificial grass ensures it is usefully low maintenance yet perfectly fit for purpose for a busy family, with a lovely paved patio area at the far end. All in all it is a super space for relaxing and spending time together as a family, and also for entertaining friends.

Location:

This fabulous family home is ideally located on the outer edge of the village, just ten minutes' walk from the station. The historic location of Knebworth provides perfect semi-rural living. Very close to the stunning Knebworth Park with its stately home, gardens and deer park, this is an ideal location for those who appreciate living within glorious countryside, yet enjoy having the convenience of village amenities. Knebworth has been famously associated with numerous major open-air concerts, festivals and fairs, held in the grounds of Knebworth House. The village has a thriving high street with a chemist, post office, doctors' surgery, two dentists, Co-op general store, wine merchant, restaurants and cafés, as well as a highly-regarded junior/mixed infant school. The mainline railway station at Knebworth allows access to London Kings Cross in around 25-35 minutes, whilst Stevenage and Hertford are easily reachable by car, with the A1(m) just a few miles away. There is a Golf club & a great recreation ground with children's play area, zip wire, bowls club and tennis courts.







Ground Floor
Area: 54.5 m² ... 586 ft²

First Floor
Area: 34.7 m² ... 373 ft²

Total Area: 89.2 m² ... 960 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	74	
(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	







*Bryan Bishop
and partners*

