



Bryan Bishop
and partners

Butterwick Way
Welwyn, AL6 9GH

Guide price £775,000



Butterwick Way

Welwyn, AL6 9GH

Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional three bedroom, three bathroom semi-detached family home set within the ever popular Wilshire Park area of Welwyn. This property enjoys a fabulous and spacious living area and is presented in a decorative order throughout that can only be described as immaculate.

Accommodation:

The front door opens onto a bright and airy hallway with access through to a sizeable dual aspect living room. The hallway doors also lead to the stunning kitchen and the perfectly placed guest cloakroom.

The kitchen is a stylish triumph of function and form, maximising storage with a substantial array of wall and floor mounted cupboards, whilst also comfortably incorporating every integrated appliance a family could possibly need. The room is flooded with light from the windows both to side as well as the French doors leading into the garden. The Kitchen just like the living room is very generously sized which allows for plenty of space for casual dining.

The lounge/dining room is absolutely glorious. This is a big room, being over twenty three feet in length and nearly sixteen feet wide. Its great size and shape give you a myriad of opportunities to configure and furnish it in the way that best suits your lifestyle and needs. It will easily swallow up large lounge furniture and still leave plenty of room for a large dining table. Enhancing all of this is the abundance of natural light that bathes the whole room. This room will undoubtedly be the beating heart of the home and can flex and adapt with you as your needs evolve.







The stairs turn elegantly as they lead up to the spacious upper hallway. From here doors open onto the three bedrooms and the family bathroom. All of the bedrooms are spacious double bedrooms, and benefit from fitted wardrobes. The master bedroom is beautifully proportioned and well lit by three separate windows to the front. It also has a super en suite shower room.

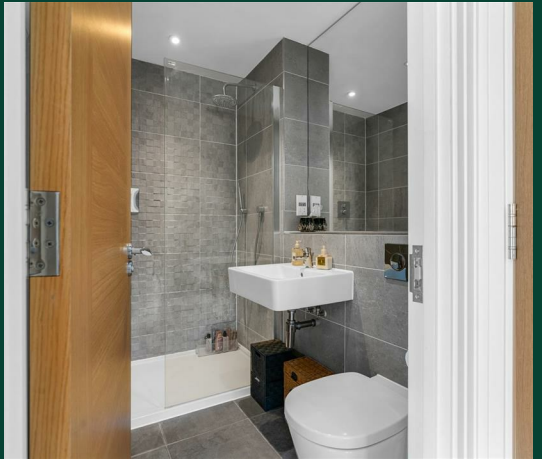
Exterior:

The property is found in a quiet residential area, surrounded by other quality family homes. To the side of the property is a garage with allocated parking for two cars. To the rear is a secure, pet friendly garden with a patio and a good sized lawn area that has had top quality artificial grass laid.

Location:

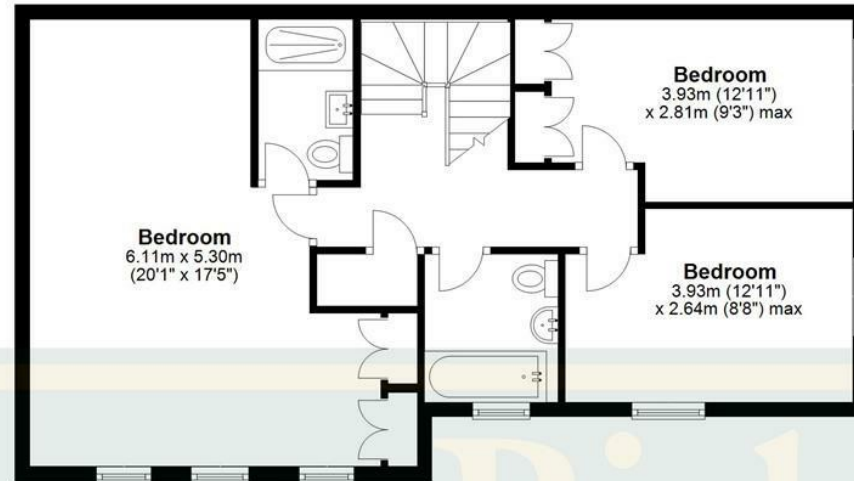
This property enjoys the enviable and exclusive location of Wilshere Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.





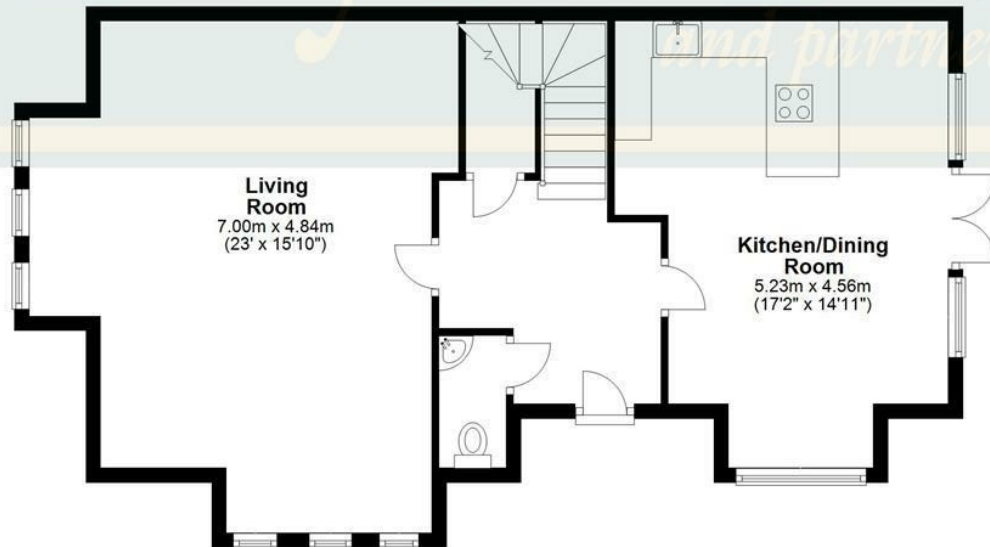
First Floor

Approx. 64.5 sq. metres (693.9 sq. feet)



Ground Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Outbuilding

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 152.2 sq. metres (1638.2 sq. feet)

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		









Bryan Bishop
and partners

6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

