



Bryan Bishop
and partners

Rosecroft Lane
Welwyn



Rosecroft Lane

Welwyn

Summary:

Bryan Bishop and Partners are delighted to bring to the market this enchanting three bedroom, two bathroom detached bungalow set along a quiet residential cul-de-sac within the extremely popular Oaklands area of Welwyn. The property is set on a substantial plot with a large west facing rear garden that comes with a charming timber summer house. To the front a gated driveway leads to an attached garage, offering ample off street parking as it extends past a further garden in front of the house that would readily adapt to offer additional parking if required. The accommodation offers multiple separate living rooms as well as a fabulous conservatory, benefiting from a flexible layout that could easily be reconfigured to provide further bedrooms if so desired.

Accommodation:

The front door is set within a useful recess that provides excellent weather protection and opens into a generous reception area within. From here doors lead into the front facing bedroom, sitting room and the cosy lounge, whilst a further inner hallway extends back through the house, leading to the other bedrooms and the family bathroom, which also gives great service as a guest cloakroom.

The sitting room is a lovely room, comfortably large enough for multiple sofas and chairs, but also well proportioned and abundantly lit by the charming bay window overlooking the front garden that is set beneath an elegantly shaped ceiling. The far wall is graced by a traditional wood burning stove, with a decorative fireplace of exposed brick and stacked tiles surrounding it, offering an attractive focal point as well as welcome winter warmth.

To the rear of the sitting room is a useful separate lounge, another of the many rooms that enjoy the extra light and wonderful appeal of a generous bay window. This room also enjoys an exposed brick fireplace, this time with a pretty cast iron open fire at the centre, along with a number of built-in cupboards to the side of the chimney breast.

The lounge opens into the spacious kitchen/dining room that takes up the rear corner of the property. This is a substantial room by any measure at nearly twenty-three feet long, offering a perfect open plan connection between the kitchen and dining areas whilst cleverly also allowing some neat delineation between them. The kitchen area is a wonderfully light, bright space with a large window overlooking the rear garden. The tiled floor is in warm, muted tones, co-ordinating perfectly with the mosaic pattern of the smart tiled splash backs. There is a comprehensive array of wall and floor mounted cabinets lining the perimeter walls, offering abundant storage as well as decorative glass fronted display cupboards. Set within the base units is a full collection of all the appliances you may need, along with designated floor spaces for certain free standing items. The adjoining dining area is easily large enough to accept a generous dining suite, and is also fitted with a range of cabinets offering even more storage space in support of the already well appointed kitchen. In the rear corner of the kitchen an opaque glazed door opens directly into a large adjacent utility/laundry room, complete with its own sink, that offers direct access both out into the rear garden and into the fabulous conservatory.







The conservatory sits at the rear of the house and is a top quality installation. The whole of the rear is glass, encompassing large sliding doors at the centre as well as additional windows on both sides. Effective temperature management all year round is ensured by the presence of multiple opening windows, a centrally placed ceiling fan and a full set of ceiling blinds. This is a really lovely room with a stone tiled floor that is completely usable in any number of roles. Playroom, lounge, dining room or spectacular work from home facility - the choice is almost endless and yours to make. As an added bonus the conservatory is also directly accessible from the principal bedroom by way of glazed sliding doors.

The principal bedroom is a good size and shape, easily able to absorb a king size bed along with wardrobes and other occasional furniture, and also benefits from a large en suite shower room.

The front facing second bedroom is also a spacious room with ample space for wardrobes and cupboards as well as a generous bed, and is beautifully lit by the large bay window that looks out onto the front garden.

Between the two main bedrooms is a perfectly placed room currently in use as a comprehensive home office. Again lit by a lovely bay window and of a good size, this room would perform equally effectively as a third bedroom if one were needed.

Exterior:

The house is set well back from the quiet cul-de-sac on which it is situated, allowing a long block paved driveway to extend alongside a lovely lawned garden surrounded by a mature and well maintained hedge and flower borders, continuing to the side of the house before it reaches the attached garage/workshop. A block paved pathway runs from the driveway to the front door, flowing on to access a useful separate gated pedestrian access through from the front to the rear gardens. At the rear is a nice paved patio that runs the full width of the house, expanding into a large area for casual seating and dining and neatly linking the utility/laundry room, the conservatory, and a separate rear door into the garage/workshop. The glorious west facing garden extends off to the distant far boundary as a wonderful amalgam of lawns, flower beds, specimen trees and vegetable growing areas, bisected by a meandering pathway that runs to the superb timber built summer house. Clever landscaping and planting make this garden an absolute delight, with a superb open aspect all around and a number of different areas to be enjoyed all along its length, including multiple storage sheds towards the rear.

The property next door has been extended and there is room to do the same to this property at the front/side subject to the usual planning consents.

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.

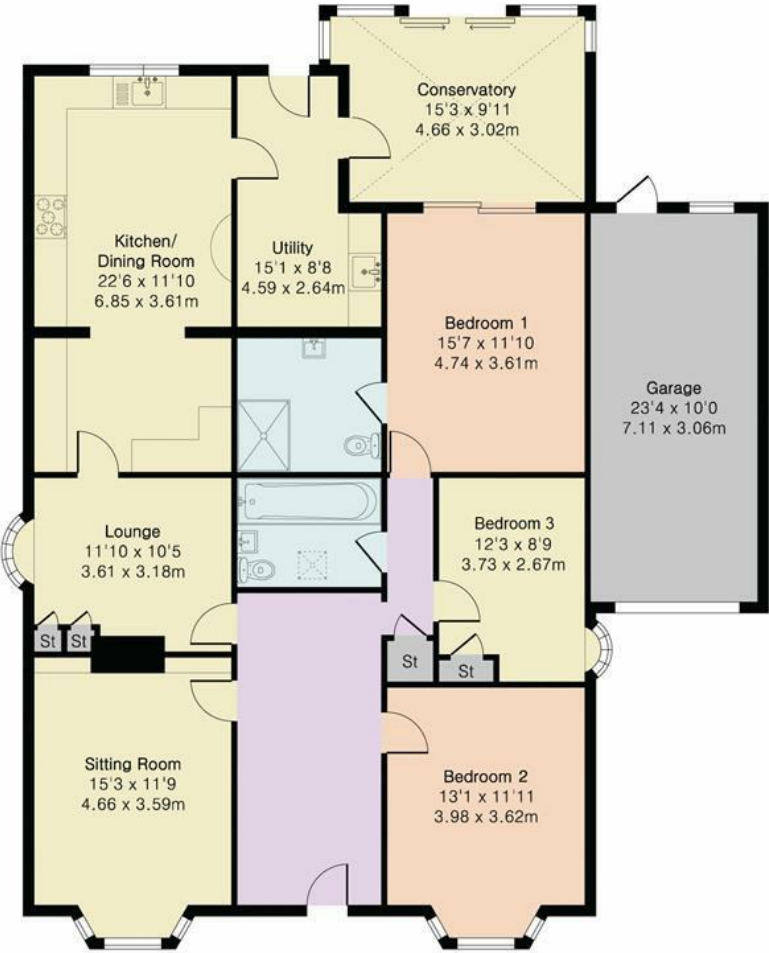






**Approximate Gross Internal Area 1725 sq ft - 160 sq m
(Excluding Garage)**

Garage Area 234 sq ft – 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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		
	70	76
EU Directive 2002/91/EC		
England & Wales		







Bryan Bishop *and partners*

