



Strictly Private and Confidential

28 | Broomfield Road | Welwyn | AL6 9DW

Summary:

Bryan Bishop and Partners are delighted to bring to the market this deceptively spacious four bedroom, two bathroom family home that enjoys a wonderful situation on a quiet residential cul-de-sac within a few minutes' walk of the centre of the vibrant and thriving village of Welwyn. This superb property is presented in immaculate condition inside and out and enjoys intelligently and sympathetically extended accommodation that includes a delightful family room, a detached garage/workshop and a separate summer house that would excel in any number of roles you may choose for it. Despite the already generous and flexible space on offer, the size and shape of the overall plot would allow further expansion of the living space if you wanted to, subject to any consents that may be necessary.

Accommodation:

The front door is set within a useful and sizable enclosed porch complete with windows placed in two separate aspects and a fitted coat cupboard, ensuring all of your visitors receive a warm welcome. From there, an internal door opens into the main entrance hall that flows across the front of the property linking between the staircase, living room, kitchen/dining room and a well placed guest cloakroom. The entrance hall is a lovely light, bright space thanks to the window at the top of the stairwell on the first floor landing, along with the clever use of glazed internal doors whenever practicably possible.

The kitchen/dining room takes up one corner of the rear of the house and is a large room by any measure at almost twenty-six feet in length. The ample space on offer has been put to great use, with a comprehensive array of wall and floor mounted cabinets lining the perimeter walls of one end, creating an ergonomic and stylish "working" kitchen area whilst also leaving plenty of floor space to allow a free flow, into, around and through the room, enabling best use to be made of the open connection through to the superb family room to the rear. The kitchen layout ensures more than ample storage is readily available as well as generous food preparation worktop area, with both of those valuable aspects further boosted by a smart island that presents a neat visual and physical delineation of the space as well as offering a useful breakfast bar. Integrated within the cupboards is a full range of appliances, along with a designated space ready to house a freestanding double-height fridge freezer. The remainder of the room is left as unencumbered floor space for you to configure and furnish in any way that best suits your needs. Suffice to say that it is easily able to swallow a large dining table and chairs along with other occasional furniture if so wished, creating a lovely dining room that basks in the abundant natural daylight that flows in through the glazed French doors with additional full height windows on either side.

To the front of the dining area is a good sized utility/laundry room, fully fitted with a sink and cabinets matching those in the main kitchen and prepared ready for a washing machine and tumble dryer, a great support for the main kitchen and a valuable asset for any large family home.

The living room is another room that is a good size and a well balanced shape, making all of the space fully usable. It links through into the family room at the rear and separately out into the entrance hall, creating a nice circular flow around the ground floor, with the interior glazed doors allowing the light to permeate freely between each of the well lit rooms. The living room is large enough for multiple sofas and chairs, creating a great family social space, with a charming modern fireplace in the centre of one wall which boasts a lovely log burner ready to provide characterful warmth throughout the colder months.

The family room is a simply glorious space, connecting across the rear of the living room and kitchen/dining room. Like the rest of the house it enjoys a great balance to its proportions, making it suitable for an almost unlimited number of different uses. To say the room is flooded with natural light is a complete understatement, the whole rear wall is taken up by a set of multi-panel bi-fold doors, there is a large set of windows running along the side aspect, and to top it off there are three separate Velux windows spread along the length of the ceiling. This is a wonderful room that benefits from all of the appeal of a conservatory but displays none of the usual drawbacks. Flexible, spacious and ideally connected into the house and out into the garden, it is a wonderful addition to this already superb family home.

Upstairs there is a spacious hallway, nicely lit by a front facing window and attractively galleried over the stairwell, that leads to each of the four bedrooms, the family bathroom and a separate shower room. The bathroom has a bath fitted with a shower and screen above it. The two larger bedrooms both benefit from fitted wardrobes.

The detached garage to the side of the house is much larger than you would normally expect and has been fully finished inside to offer the option of having it as a comprehensive home gym/workshop, with a range of fitted cupboards, a rubber floor, double doors to the rear into the garden and a neat roller door to the front. Of course it will also perform just as well as a garage if required.

At the far end of the rear garden is a delightful summer house, presented in immaculate condition and with an interior that is fully fitted out, boasting heat, light and power along with an installed sink. Again this really underlines the incredible flexibility and adaptability this property has to offer. Home gym, office, study, bar, teenage hangout space, art, craft or music studio, the list is almost endless and the choice is yours to make.

Exterior:

The property has a very large frontage, both in depth in width, with more than ample off-street parking on the wide driveway that could be enhanced still further by extending it across the front of the house if so required. There is a useful gated access between the house and garage, leading through from the front into the rear garden that is fully enclosed and secure and so perfect for pets and small children. The rear garden is nicely landscaped into a number of terraces that follow the very gentle slope of the ground, with a large paved patio flowing across the rear of the house and the garage/workshop/gym to create a substantial area for outdoor

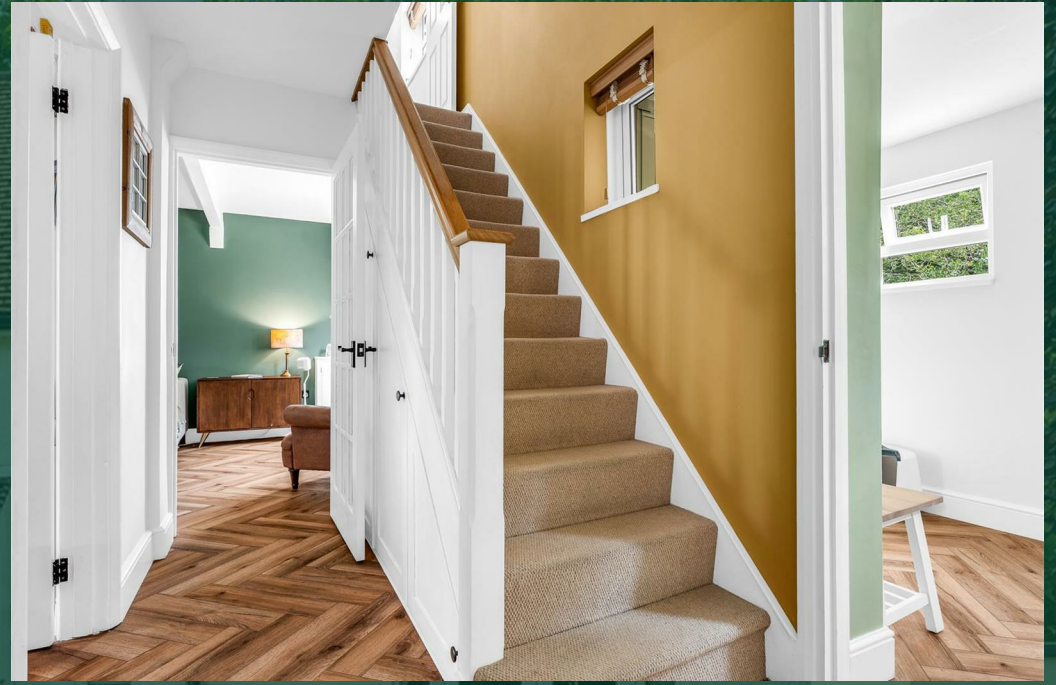
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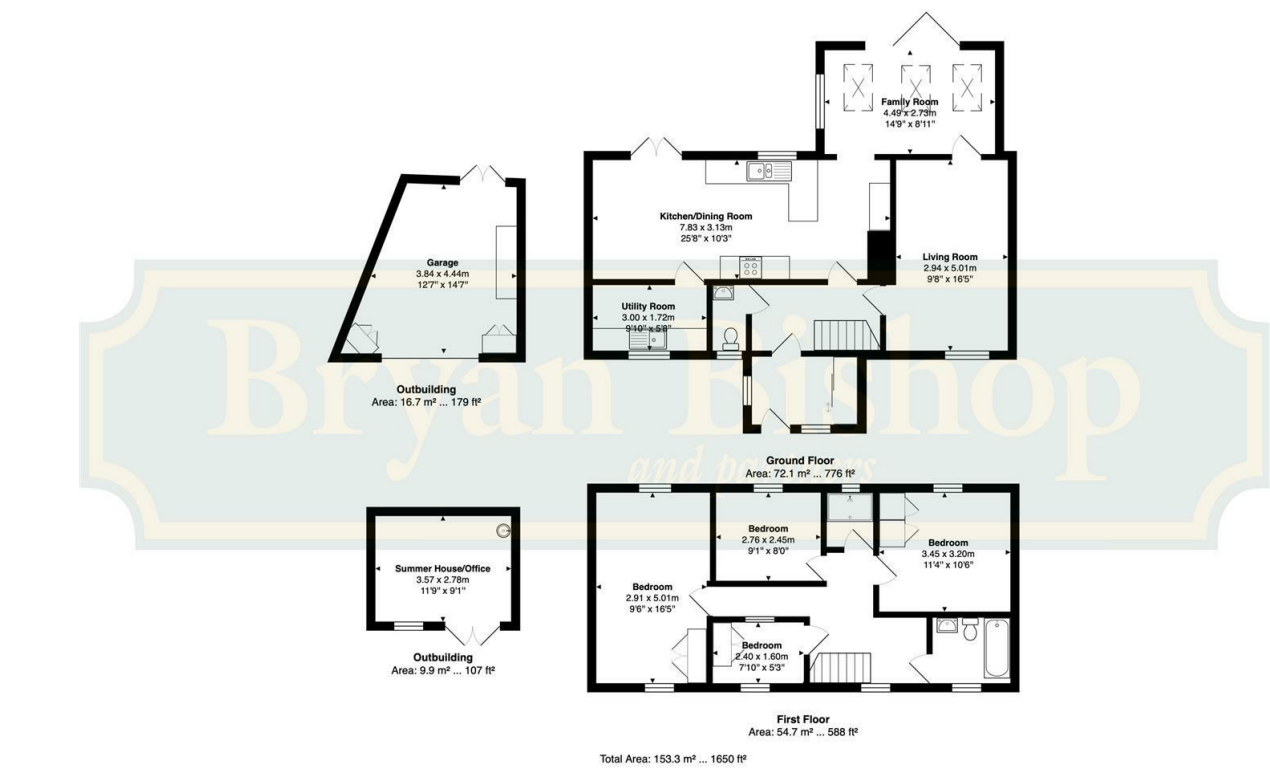


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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