



Bryan Bishop
and partners

Purcell Close
Tewin, AL6 0NN



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Bryan Bishop and Partners are delighted to bring to the market this stunning five bedroom, three bathroom family home, in the tranquil woodland setting that forms the northern part of the ever popular village of Tewin. This versatile property is offered chain free, making a speedy completion easily accomplished and benefits from one of the bedrooms being on the ground floor with its own ensuite shower room, making this a real winner for a family in need of a separate, but integrated, living space for a family member with restricted mobility. Surrounded by other large detached houses all placed in similarly generous plots gives this property a wonderful, open woodland setting, enhanced by the pretty frontage and long carriage drive, and yet Tewin village centre is only a few minutes away and the easy transport links of Welwyn, both road and rail, just a few minutes more.

Accommodation:

The pretty front door, with glazed panels either side, opens into a light and bright hallway. From here, doors lead into the breakfast room, living room, office, a neat inner lobby, that leads on into the utility/laundry room, the ground floor bedroom and the ground floor shower room. This room has dual entry, enabling it to do great service as an ensuite to the ground floor bedroom, as well as, a guest cloakroom accessed from the hallway. At the centre of the hallway, is the attractive staircase, climbing through multiple small landings as it ascends to the first floor. A really eye catching and stylish feature. There is a wonderful flow to the ground floor of this property, really showcasing the architectural excellence that went into its design. This is a large house with a lot of rooms within the ground floor living space, but they all integrate really well with each other making all of the rooms really usable for day to day family life.

The breakfast room epitomises this strength, with doors from the hallway and living room, and a neat open plan arrangement to the kitchen. Well lit by a window to the front, there is certainly plenty of floor space for a substantial casual dining suite. Occupying the front corner of the house is the glorious kitchen. Fully fitted with an extensive array of floor and wall mounted cupboards, gives the kitchen extremely generous storage and food preparation areas whilst also housing a comprehensive range of integrated appliances, as one would expect in a house of this size and quality. A lovely inset butler sink sits beneath the window looking out to the front, and the wonderful multi oven AGA is the icing on the cake.

To the rear of the kitchen through a set of decoratively glazed double doors is the dining room. Another capacious room at nearly nineteen feet long, and easily able to accommodate a dining table big enough for family and entertaining guests, this room also connects easily through the house and beyond. Glazed double doors open onto the rear garden and internal glazed double doors link seamlessly from the kitchen to the family room. A stylish vaulted ceiling is sure to add glamour and a touch of drama to every dinner party. The family room is simply flooded with natural daylight by courtesy of the glazed doors leading out into the garden, which occupy the whole of the rear wall, as well as another set of glass doors to the side aspect. This room brings you all of the benefits of a conservatory without any of the drawbacks. Just fabulous.







GROUND FLOOR

Entrance Hallway
Kitchen/Breakfast Room
Utility
Dining Room
Living Room
Summer Room
Study

Boot Room
Guest Bedroom
Shower Room

FIRST FLOOR

Landing
Master Bedroom
En-suite

Bedroom Two
Bedroom Three
Bedroom Four

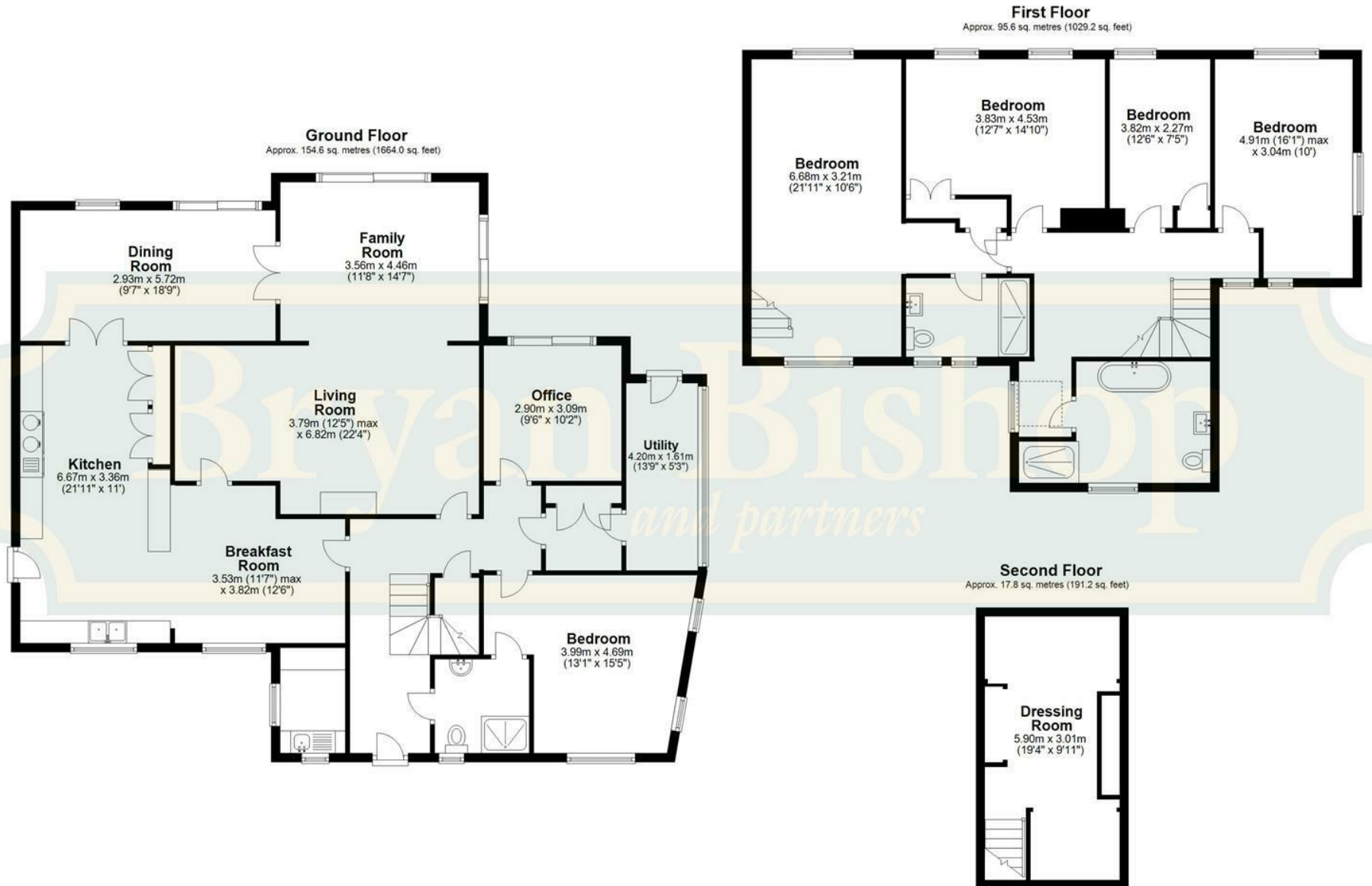
Family Bathroom

EXTERIOR

Rear Garden
Front Garden
Driveway







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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