



Bryan Bishop
and partners

Youngs Rise
Welwyn Garden City



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful detached four bedroom, three bathroom family home set on a large corner plot within the highly sought after west side of Welwyn Garden City. This substantial property gives an overriding impression of longstanding permanence, with a superb traditional exterior that is mirrored in the charming and elegant interior which is bursting with wonderful craftsmanship and period features but still presents a completely up to date modern family residence. The spacious accommodation is arranged over three floors, including a gorgeous kitchen/dining room, large office/study and a fully integrated glass garden room.

Accommodation:

The house enjoys classic proportions with a very attractive frontage featuring a centrally placed front door with a protective cantilevered roof above. Inside is a gorgeous traditional entrance hall with intricately carved spindles and newel post adorning the bullnose staircase. The floor is superb, being solid wood parquet in a classic herringbone design that extends through into the adjoining office/study on one side and also into the delightful living room on the other. From the entrance hall doors lead into the kitchen, living room and a well placed geist cloakroom, with double doors opening into the office/study. There is a nice open flow around the ground floor, with the office/study enjoying double doors at both ends, thereby linking the dining room with the entrance hall directly, as well as there being a separate route around through the kitchen. This is a lovely reception area, one that enables you to offer all of your guests a warm and homely welcome.

The office/study occupies the front central part of the house, with a large window overlooking the front garden and an impressive fireplace at its centre that houses a smart modern log burner. The room works extremely well as an office/study but would perform just as well in any number of other functions for you, with a nice position within the house for some privacy but also easy connectivity.

The substantial living room occupies one end of the house, enjoying three separate aspects, all of which have been fitted with windows to really flood the room with natural daylight. The large bay window at the centre works in harmony with the window to the front and the fully glazed french doors to the rear to ensure this is always a light, bright space, whilst the traditional log burner nestles into the exposed brick fireplace to bring charming character and a warm cosy ambience to the room in the winter months.

Taking up the whole of the rear corner of the house is the simply gorgeous kitchen/dining room. It is a large 'L' shaped room that lends itself perfectly to the dual roles it covers, with the natural shape of the room offering neat visual delineation of the different spaces yet with a free and easy flow between them. The working area of the kitchen, just inside the door from the entrance hall, is fully fitted with a comprehensive array of wall and floor mounted cupboards throughout, with a variety of cabinet formats, stylish rounded corners and a really effective contrasting colour combination. Integrated within the cabinets is a full complement of premium branded appliances, as you would expect in a house of this size and quality, along with a designated space for a double width range style cooker. As the room opens out there are further full height cupboards set beyond a stunning centrally placed island that adds yet more storage and work surface along with a spacious breakfast bar. You can be absolutely sure that you will never be short of storage or food preparation worktop, with this arrangement being absolutely outstanding for any kind of entertaining.







The dining area is nicely segregated and comfortably large enough for a substantial dining table and other occasional furniture besides. Despite the great size of the room, it is sure to remain light and bright throughout the day, with multiple windows in the kitchen areas and a front facing window in the dining room, but the star of the show has to be the full width bi-fold doors that link seamlessly from the breakfast bar area out into the stunning garden room, making the garden room a fully integrated part of the house on a day to day basis all year round, and once again offering an enviable ability for this house to support you when entertaining friends and family.

The garden room is an absolutely inspired addition to this already flexible and adaptable home. Fully glazed on the roof and all the walls, it gives the ultimate ability to slide open the walls as much or as little as you wish, fully adjusting to your needs and the weather at the time, really making this another lounge or dining room all year round.

From the corner of the kitchen a door opens into a very large utility/laundry room with a practical tiled floor, a sink and fittings for a washing machine and dryer. The room also has a useful external door out into the garden, making it a perfect boot/coat/pet cleaning room when returning from the lovely walks around the expansive spaces of the neighbourhood.

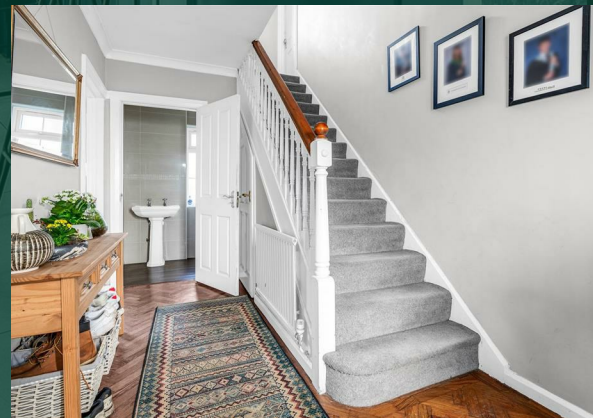
Upstairs the attractive galleried landing is lit by a rear facing window and opens into three of the bedrooms and the family bathroom, which has a bath fitted with a shower and screen above it. The principal bedroom enjoys a superb en suite shower room, along with abundant light through the three separate windows, all in different aspects. Up on the second floor is a fabulous suite of rooms that includes attic storage, a large bedroom and an en suite shower room. Dormer and Velux windows make it an open, light space that would perform superbly as a bedroom/lounge/workspace for a young adult still at home, offering a good level of privacy but staying connected to the rest of the family for everyday life.

Exterior:

The wide frontage includes a driveway approaching the storage room and additional off street parking to the side. The large front garden could easily be repurposed to provide a great deal of additional private parking if so desired. There is a useful gated access from the front garden through to the rear garden which is fully enclosed and secure and so is ideal for pets and children. The rear garden is a lovely space for spending time together with family and friends, with a lovely open aspect, a good sized lawn, deep flower borders and a large patio area edging the rear of the house. Of course it is made even more usable by the wonderful garden room, which fully opens to connect seamlessly to the rest of the space, or can be closed to keep it warm and cosy inside without losing the open feel and the fabulous views.

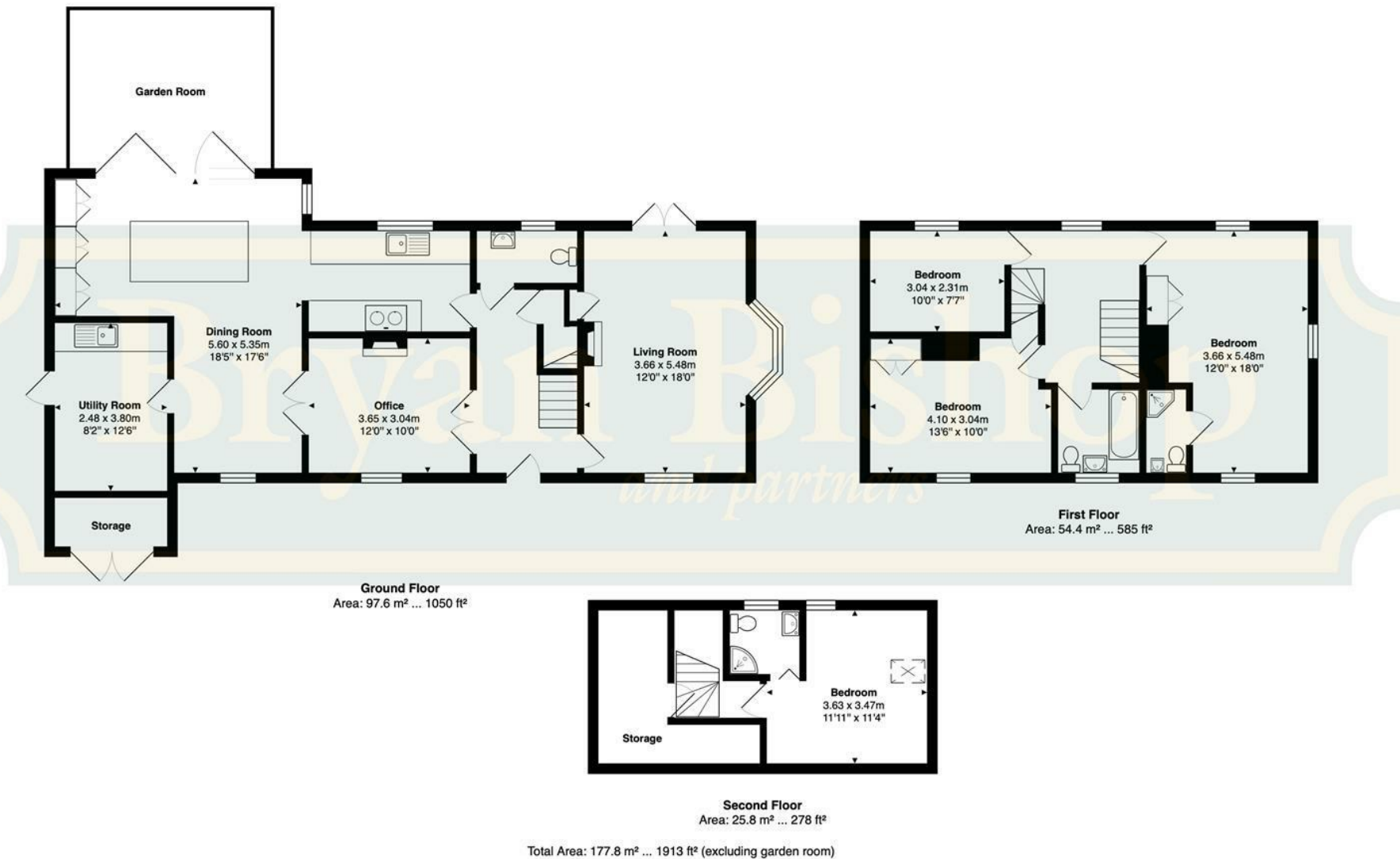
Location:

This property is perfectly located on the extremely desirable west side of Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).





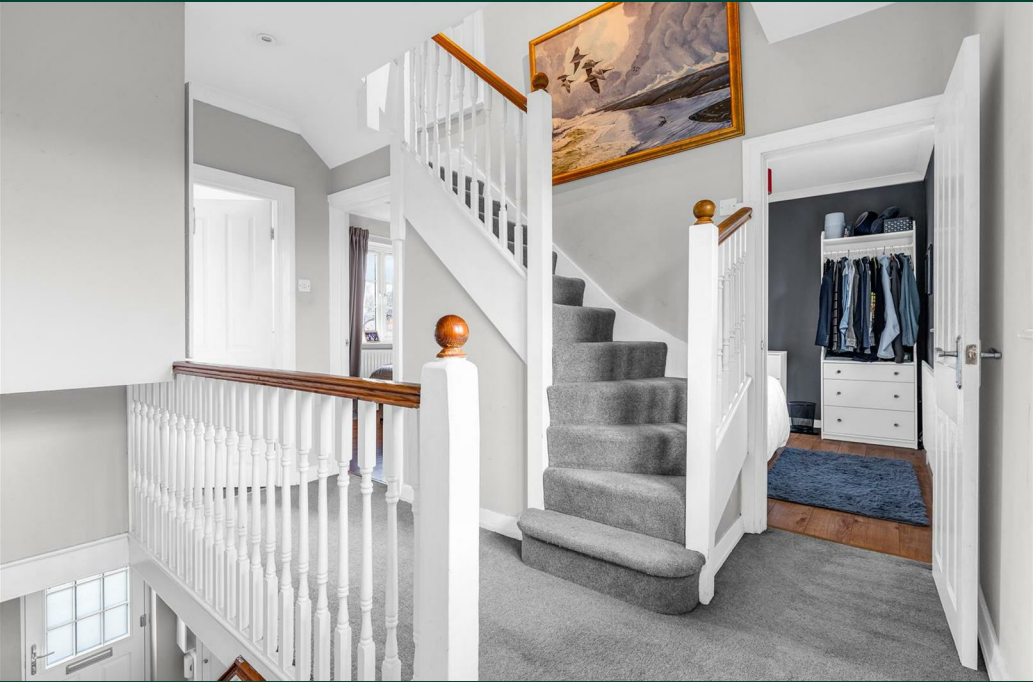




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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