



Strictly Private and Confidential

2 | Newitt Court | Welwyn | AL6 9FY

Summary:

Bryan Bishop and Partners are delighted to bring to the market this outstanding four double bedroom, three bathroom luxurious family home enjoying an enviable location, within the highly desirable Wilshere Park area of Welwyn. Wilshere Park is a premium quality development of fine residences built with an unrivalled attention to detail in both the materials used and the exemplary standards of workmanship on display and this property is a wonderful example of both of those attributes.

Creative and carefully considered architectural details such as the balcony to the principal bedroom, the generous bay window at the front of the living room and the charming half timbered gable end join with spacious and flexible living space to create a wonderful home that works so well both stylistically and practically, completely supporting and enriching your busy family life.

Accommodation:

Light and space are the overriding themes, regularly repeated throughout the property, and this begins with the main entrance that features a lovely solid oak front door inset with frosted glass panels flanked by matching full height windows either side. The door is set beneath a useful protective porch roof that extends across from the beautiful bay window to the front of the living room. Once inside you are greeted by a generous entrance hall, nicely lit by a side facing window, that flows back through the house to the fabulous kitchen/dining/family room at the far end, passing the elegant staircase and the well placed guest cloakroom along the way, as well as the living room which is also accessed through a set of double doors. The clever layout and wide entrances to the main living rooms allow an easy and free flow around the ground floor, along with an uninterrupted view from the front door right through the house and out into the garden via the bi-fold doors to the rear, imbuing the entrance hall with a lovely open feel.

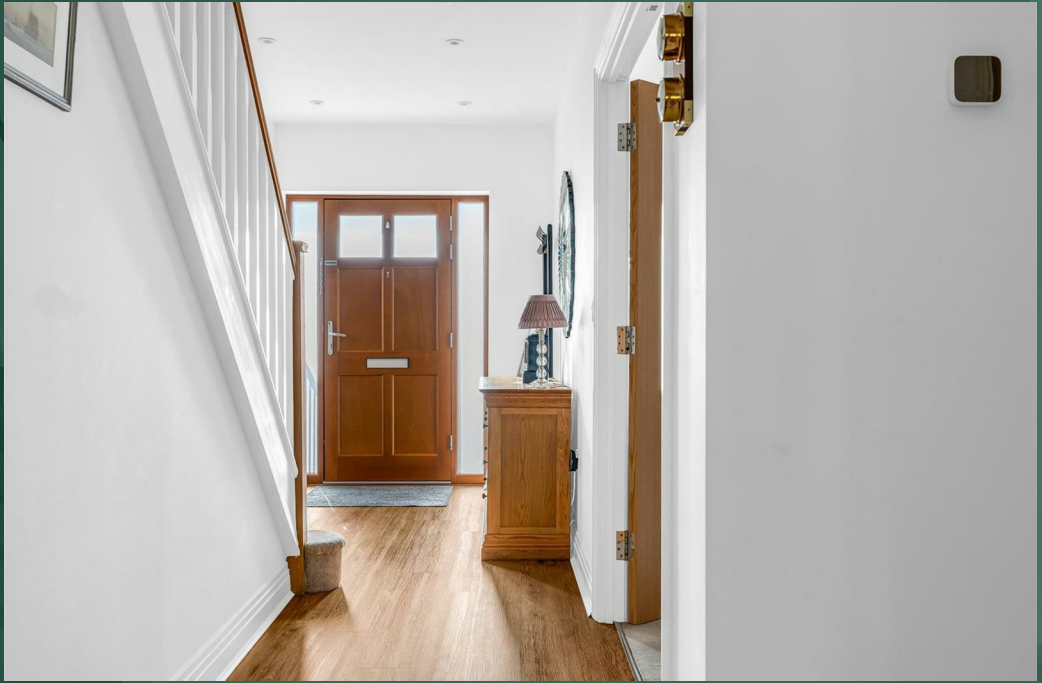
The living room is a stylish and elegant space with generous and well balanced proportions that make every part of it fully usable. Double doors open in from the entrance hall, with a stunning bay window taking the whole of the front wall and flooding the room with natural light. At nearly nineteen feet long this room gives you myriad options on how best to configure and furnish the space, with it easily accepting multiple sofas and chairs along with a number of other pieces of occasional furniture. This is a fabulous room that perfectly combines with the open plan kitchen/dining/family room to support every member of the family on a day to day basis.

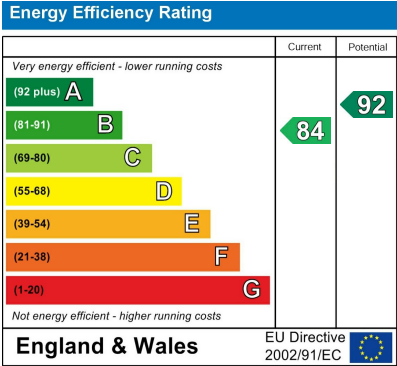
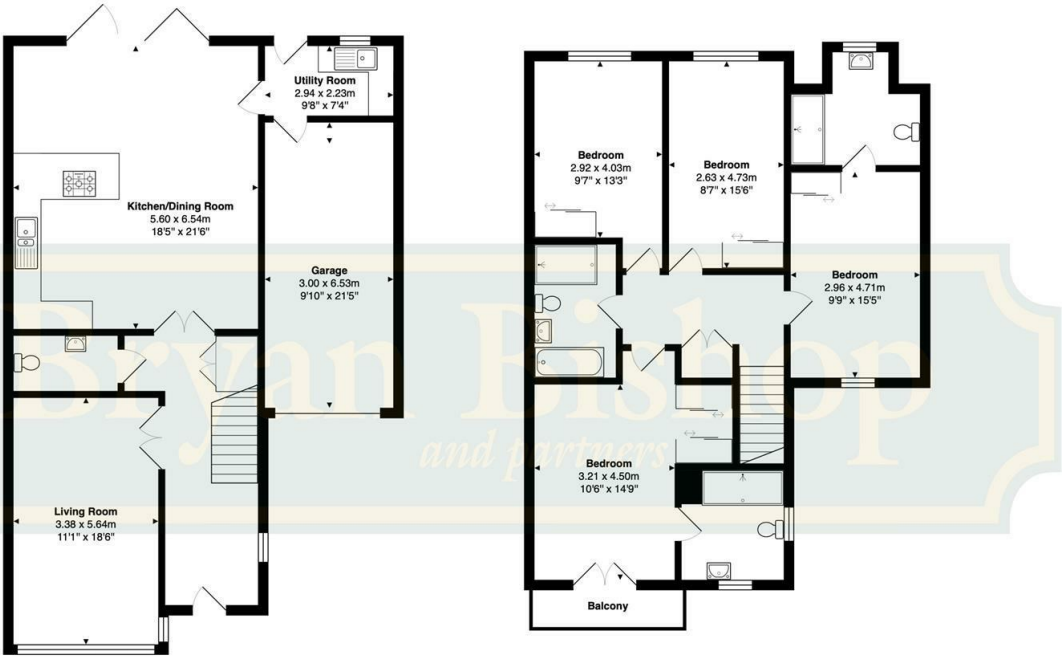
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