Bryan Bishop
and partners

White Cross Drive

Knebworth, SG3 6FA

Guide price £550,000

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Summary:
Bryan Bishop & Partners are delighted to offer for sale this beautifully presented four-bedroom semi-detached family home, ideally positioned within a highly sought-after and peaceful cul-de-sac in the popular village of Woolmer Green.

Built in 2020 by the highly regarded Taylor Wimpey, this attractive modern home has been exceptionally well maintained by the current owners and offers bright, spacious and versatile accommodation arranged over three floors. Combining contemporary styling with practical family living, the property is presented in excellent condition throughout and provides a wonderful opportunity for those seeking a modern family home within an established and well-connected village setting. There is also the added benefit of approximately four years remaining on the NHBC warranty.

Accommodation:
The ground floor provides a welcoming entrance hall leading through to a modern and fully fitted kitchen, comprising a comprehensive range of base and eye-level units, together with a selection of integrated appliances. A useful downstairs cloakroom/W.C. completes this part of the accommodation.

To the rear is a particularly impressive lounge/dining room, providing an excellent and versatile space in which to relax, entertain and enjoy views over the beautifully landscaped rear garden. The current owners have further enhanced the room with a superb bespoke media wall incorporating an integrated fireplace, creating an attractive focal point to the principal living space.

To the first floor are three well-proportioned bedrooms, two of which benefit from useful, fitted storage. A contemporary and nicely appointed family bathroom serves the bedrooms.

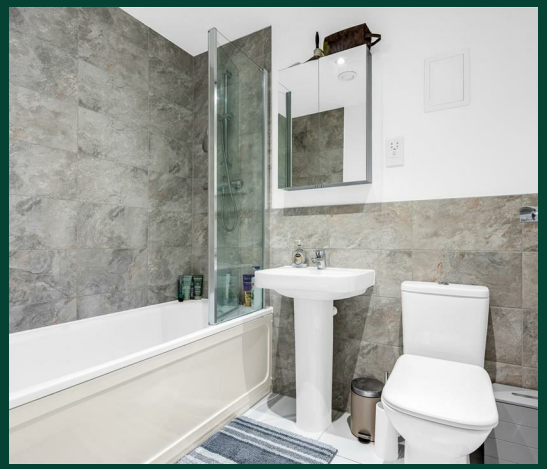
The second floor is solely dedicated to the impressive principal bedroom suite, featuring a generous bedroom with fitted wardrobes and a stylish en-suite shower room. This provides a wonderful private retreat, separate from the remaining bedroom accommodation.

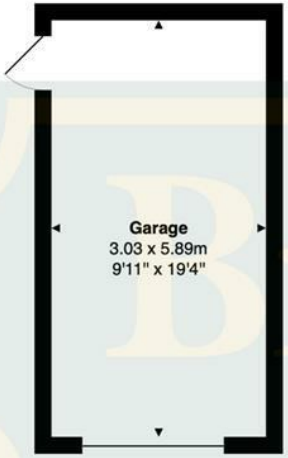
Exterior:
Externally, the property continues to impress with a beautifully re-landscaped and low-maintenance rear garden, thoughtfully designed to provide several distinct areas for both entertaining and relaxation. The garden features a modern paved patio immediately adjoining the house, together with a further raised rear patio and artificial lawn, offering an attractive outdoor space that can be enjoyed throughout the year whilst keeping maintenance to a minimum.

There is also useful side pedestrian access and a door providing direct access into the garage. The garage benefits from an electric up-and-over door, together with power and lighting, and is complemented by a private driveway providing off-street parking for multiple vehicles.

Location:
Woolmer Green is a delightful and well-regarded village, ideally situated between Knebworth and Welwyn, and enjoys a particularly strong community atmosphere. The village offers a good range of useful local amenities, including a Tesco Express, the popular Red Lion public house and a local primary school, whilst the nearby towns and villages provide a broader selection of shopping, leisure and recreational facilities.

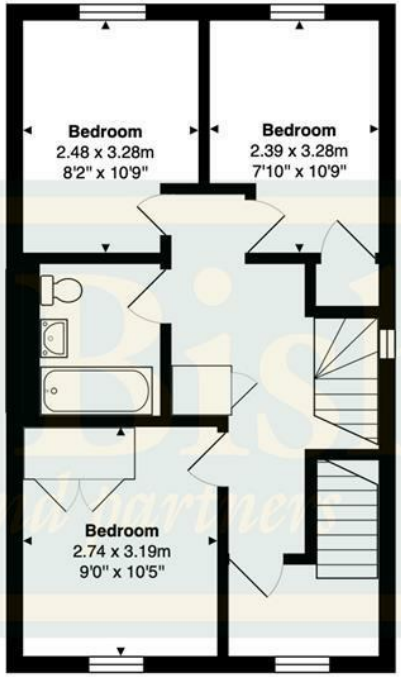
For the commuter, the property is particularly well placed for access to the A1(M), providing excellent road links both north and south. Knebworth railway station is also just a short distance away and provides regular rail services to London King's Cross and other major destinations, making this an ideal location for those requiring convenient access to the capital.





Outbuilding
Area: 17.8 m² ... 192 ft²

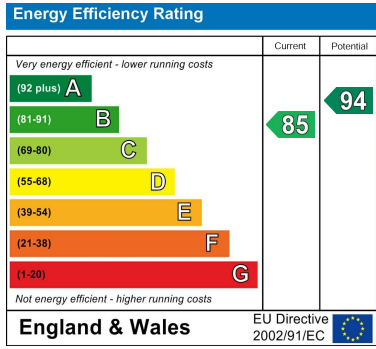
Ground Floor
Area: 44.2 m² ... 476 ft²



First Floor
Area: 44.5 m² ... 479 ft²

Second Floor
Area: 31.4 m² ... 338 ft²

Total Area: 138.0 m² ... 1486 ft²



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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on