

Bryan Bishop
and partners

North Ride

Welwyn, AL6 9RD

Price guide £875,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous three/ four bedroom detached family home set along a quiet residential road surrounded by other similar houses just a few minutes from the centre of the perennially popular village of Welwyn. Light and space are the watchwords for this house, with every single room blessed with an abundance of both, delivering a wonderful open feel throughout the free flowing interior, with clean lines that are attractively enhanced by the ducted warm air heating system that allows the rooms to remain pleasantly uncluttered by wall mounted radiators. This superb property is presented in absolutely immaculate condition inside and out and has been meticulously maintained and substantially expanded by the proud current owners. Boasting three double bedrooms, one of which enjoys a superb balcony overlooking the rear garden, along with substantial ground floor living space that now includes a large family room/ 4th bedroom with multiple fully glazed sliding doors out into the fabulous rear garden, this is a spacious and comprehensively equipped modern family home, yet still offers the opportunity to enlarge it further if so desired with a flat roof to the family room that backs on to the single storey integral double garage/workshop at the front.

Accommodation:

There is a fresh, smart look to the front of the house, with a modern front door, with ring door bell, inset with a textured glass panel beneath a protective porch with a flat roof matching that of the adjacent garage. Inside is a neat entrance hall, nicely lit by a full-height front facing window alongside the staircase, that leads through to the spacious living room and an ideally placed guest cloakroom.

The living room is a large room in its own right, extending to eighteen feet in length, and is flooded in natural light thanks to the full height picture window to the side and the fully glazed sliding door to the rear, with electrically operated awnings. Easily large enough for multiple sofas and chairs as well as other occasional furniture whilst still leaving more than ample open floor to move in, around and through the room, it is a stylish yet comfortable space with a nice focal point by way of a modern carved fire surround containing a feature fireplace on the inner wall.
From the far corner of the living room an elegant arched hallway runs through to the family room. This room is quite exceptional with an Amtico floor throughout and two full-height double width windows set into two separate aspects that allow the daylight and lovely garden views to flow in completely unhindered. Both windows incorporate sliding glass doors that allow you to fully connect the room out onto the generous rear patio, making this a fabulous facility for summer days with family and friends. The room itself is nearly twenty feet long, meaning it is incredibly flexible and capable of taking on virtually any role you can think of, and would easily multi-task for you if that suited your family's needs, with the superb adaptability further boosted by a door enabling direct access into the rear of the double garage/workshop. Day lounge, dining room, games room, TV/cinema room, bar, gym, arts and crafts studio, teenage hangout space, or even a ground floor mini bedsit with ample room to install an en suite; the list is almost unending. It is simply a fabulous room that will excel in any role, or roles you choose for it.















The other side of the living room connects open plan through to the dining room which again is flooded with natural light thanks to a collection of picture windows that occupy the whole of the rear facing wall, again, with electrically operated awnings. The room is ideally placed to link the living room through to the kitchen, is easily able to accept a substantial dining suite and other occasional furniture and enjoys a large cupboard neatly built in under the staircase. This is another room that would readily flex to meet your needs, being the right size, shape and location to still provide a really usable space for some alternate purpose if you decided to relocate the dining room elsewhere.

The adjacent kitchen extends the full depth of the house front to back, making it nearly sixteen feet in length, but is still a lovely light bright space thanks to windows at both ends and the clever choice of white units and white tiled walls along with subtle light grey worktops and floor tiles. There is a comprehensive array of wall and floor mounted cupboards fitted around the full perimeter of the room, ensuring you will never run low on storage space or food preparation worktop area, with an ergonomic layout that keeps everything close to hand. Within the cabinets is a full collection of integrated appliances, all from premium branded manufacturers, along with designated spaces planned in for certain free standing items, such as a washing machine and tall fridge/freezer.

Beyond the kitchen is a neat utility/storage room which has a door out from the kitchen and further conveniently placed doors out onto the front drive and into the rear garden, making it a terrific boot and coat room as well as a useful direct link into the rear garden without going through the main house.

Upstairs is a hallway abundantly lit by a front facing window and with a modern banister along the galleried landing which leads to the three bedrooms and the family bathroom that has a bath with shower and screen above it. Two of the bedrooms are very large indeed and both boast a range of fitted wardrobes and cupboards. One of the bedrooms benefits from a delightful balcony overlooking the rear garden, accessed by a glass door set into a series of picture windows that combine to offer a full wall of glass to the rear.
The spacious, insulated loft is part boarded with lighting.

Exterior:

The house enjoys a substantial frontage with an attractive block paved driveway leading up to the double garage/workshop, with electric door, that opens out into a pathway that leads to the main entrance and on across the front of the house to the useful second entrance into the utility room. The remainder of the front garden is laid to lawn with charming flower beds along the front of the house and in the front corner that are full to bursting with flowers, shrubs and bushes, along with a superb magnolia tree. There is plenty of parking on the roadway in front of the house, supplemented by the double width driveway, and it would be fairly simple to create more off street parking in the spacious front garden if desired, subject to any required permissions. The rear garden is an absolute joy, creatively landscaped and planted and immaculately maintained. A wonderfully sinuous block paved patio sweeps around the full width of the rear of the house, neatly linking all of the access points in the utility room, living room and family room, with an attractive herringbone pattern and a skilfully scalloped edge. The patio follows the shape of the house and offers multiple spaces that are neatly sheltered and perfectly suited to outdoor casual seating and dining furniture, creating a wonderful environment for spending time together as a family and for larger gatherings. Beyond the lovely curves of the patio is a large and beautifully cared for lawn which is also curved at its outer edges where it meets abundantly planted borders that are themselves edged by the flowing lines of a high hedge that skirts the boundary. The borders are beautifully displayed with garden lighting, perfect in the Summer months, together with the outside lighting on the back of the house. This really is a stunning garden, and an absolute tribute to the creativity and skill of the current owners, who have designed, established and maintained this space to the very highest of standards, leaving you to enjoy the open aspect and the secure and enclosed situation that make it perfect for children and pets alike. There are outside taps to the front and back.

Location:

This charming property is ideally located in a quiet residential road just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

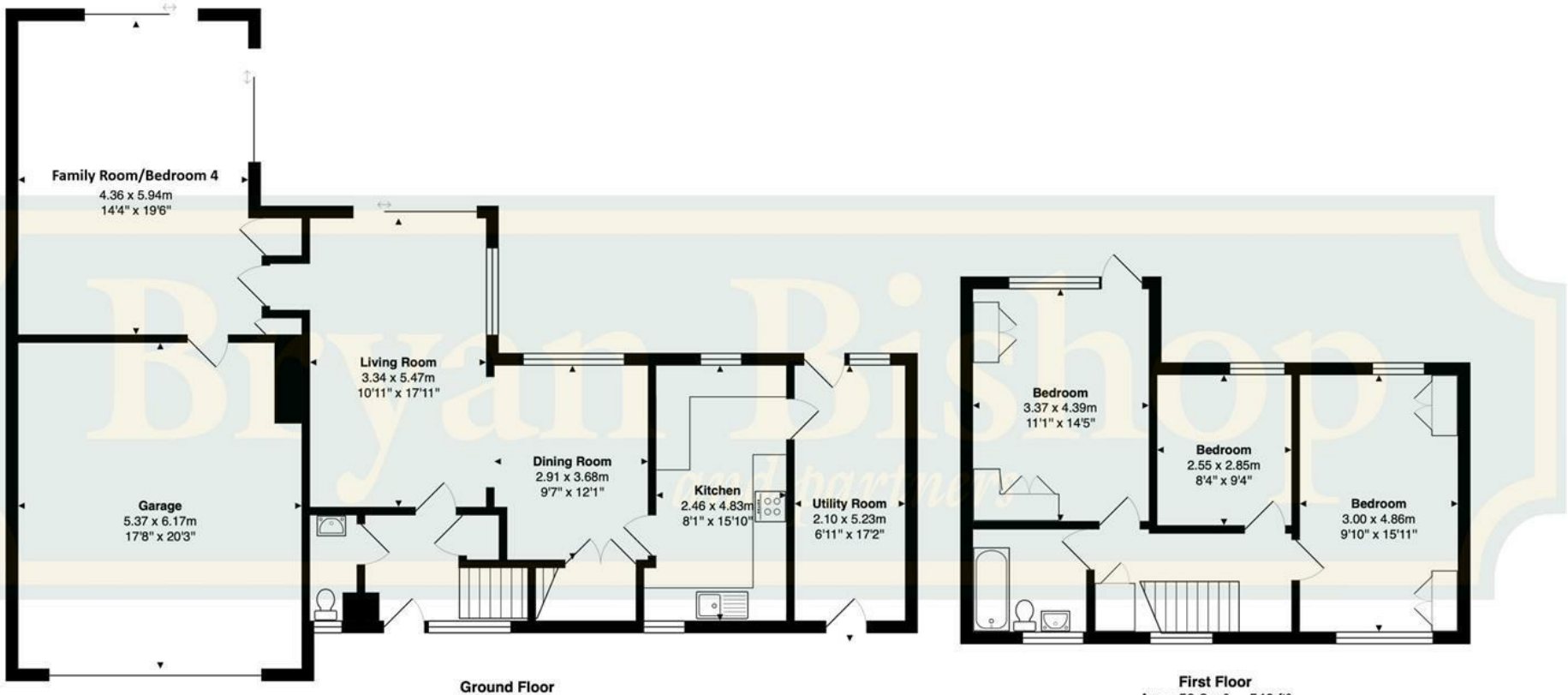








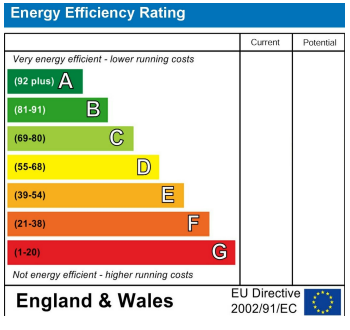




Ground Floor
Area: 127.3 m² ... 1370 ft²

First Floor
Area: 50.2 m² ... 540 ft²

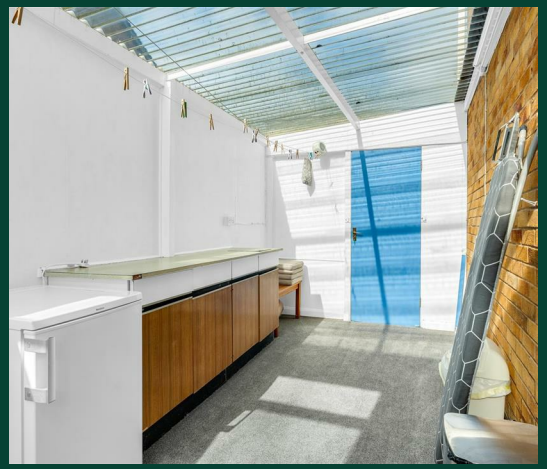
Total Area: 177.5 m² ... 1910 ft²
















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