



Bryan Bishop
and partners

Greenways
Digswell, AL6 0EE
Guide price £899,950



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this superb four bedroom, two bathroom detached family home ideally located along a quiet residential cul-de-sac on the southerly edge of the highly regarded village of Digswell. The property enjoys wonderfully balanced accommodation and a smart, flexible layout along with generous wrap-around gardens, predominantly south facing, and plenty of off-street parking on two separate driveways in front of and alongside the integral garage. This is as close to a perfect family home as you will see anywhere, aided by a brilliant location that ensures day to day peace and tranquility yet allows an easy commute into central London.

Accommodation:

The attractive front door has a decorative inset glass panel and a full height window alongside it and is set within a neat protective porch area. Inside is a lovely entrance hall that flows back through the house, connecting the study/office, living room, kitchen/breakfast room, a useful internal door through into the garage and a well placed guest cloakroom. The entrance hall is a really welcoming space, amply lit by the windows in and around the front door, which are ably assisted by a well placed window at the top of the beautifully shaped staircase. The whole house is presented in immaculate decorative order, exhibiting an elegant and refined style throughout, combined with a carefully designed layout and a high level of fit and finish that means there is absolutely nothing for you to attend to, just move in, settle down and enjoy!

The study/office is a good size with a nice window overlooking the front garden, comfortably accepting multiple workstations as well as the various storage units the role requires to provide a complete home office solution. It would also make a fantastic playroom if an office was not required or would be better placed in one of the many bedrooms upstairs of course.

The remaining ground floor rooms are all nicely linked to each other as well as out into the entrance hall, a really clever arrangement that will show its real worth in normal busy day to day family life.

The living room is a large room by any measure at over twenty-two feet long, with a lovely bay window to the front joined by an additional window set into the side aspect keeping it abundantly lit throughout the day. The size and shape of the room makes all of the space fully usable, and goes to emphasise the flexibility on offer throughout this lovely house. This room would comfortably multi-task for you as a living/dining room if you so wish, with more than ample space for a dining table and chairs in the front area, leaving a large open floor area still available for multiple sofas and chairs towards the rear. An elegant fireplace occupies the outside wall, providing a charming focal point to the room as well as characterful winter warmth, and there is a wide archway through to the dining room at the rear, keeping a nice free flow between the rooms.

The dining room is delightful. Glazed french doors open out into the rear garden, flanked by additional windows on either side, that together fill the room with natural light that flows unhindered into the living room. Creative and skilful design allows the whole house to connect seamlessly out into the garden and the dining room is a nice illustration of how successfully that has been achieved. This room is undoubtedly a lovely dining room, and would also perform just as well as a day lounge, both roles making the very best of the great inside/outside situation.







The other rear corner of the house is fully taken up by the spectacular kitchen/breakfast room. Another large room that has been carefully created to blend light and space into a wonderful social hub for family and friends. Glass panelled double doors link through from the dining room and multi part bi-fold doors fill the rear wall, making this room work incredibly well whatever the time of year or time of day, being simply awash with daylight from the south facing garden. There is a comprehensive array of wall and floor mounted cabinets across the rear and along one side, ensuring you will never run short of storage space or food preparation worktop area, with both of these aspects substantially boosted by a superb island placed in the centre of the room, which also presents a breakfast bar capable of seating six in comfort. As you would expect in a house of this calibre there is a full range of premium branded appliances integrated within the cabinets, and there is a really useful separate utility/laundry room accessed from the corner of the room that also provides an external door opening out into the garden to the side of the house.

The garage is integral within the property and accessed directly from a door at the front of the entrance hall. There is substantial living space already on offer here, but with the ample off-street parking available it would be feasible and fairly straightforward to convert the garage into additional living space if so required, subject to any necessary permissions.

Upstairs the pretty staircase opens onto a well lit and spacious landing that flows along the centre of the house, with the four bedrooms and family bathroom arranged along its length, with the bathroom being fitted with a shower and screen above the bath. All four of the bedrooms enjoy built-in wardrobes, with the principal bedroom also boasting a luxurious en suite shower room.

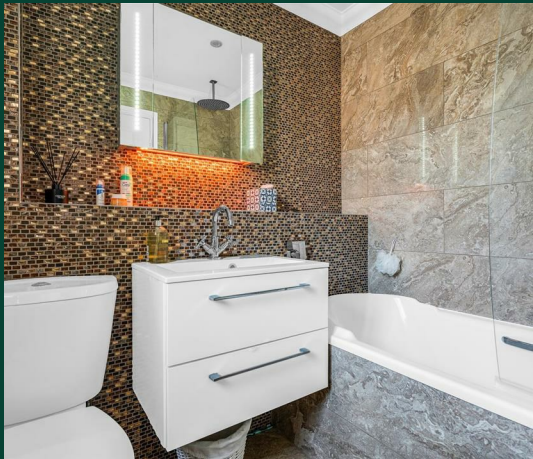
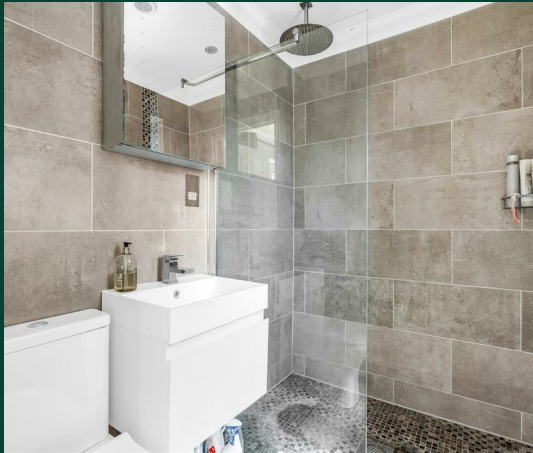
Exterior:

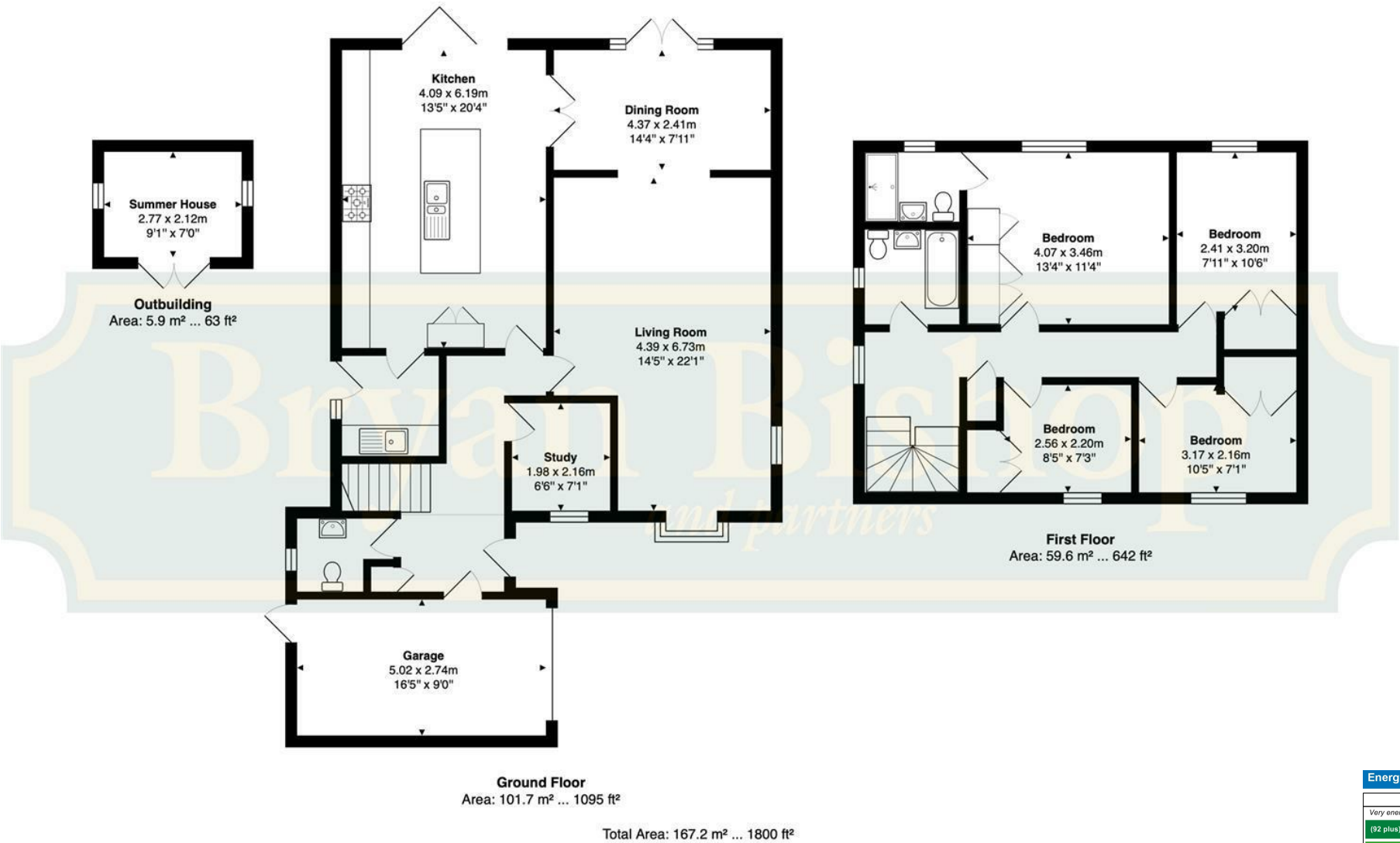
This is a very attractive house of classic proportions set on a generous corner plot, complete with a stunning mature wisteria. Two separate driveways provide ample off-street parking as well as access to the integral garage, which has an EV charging point conveniently located on the side wall. At the end of the driveway there is a secure gated entrance into the rear garden, which actually flows around two sides of the house and is ideal for pets and children, being secure and fully enclosed. There are paved patio areas to the side and the rear, neatly linking all of the entrances into the utility/laundry room, kitchen/breakfast room and dining room, making this a perfect family home for summer days with family and friends. The main garden to the rear is a good shape and size with a nicely blended mix of patio, pathways and flower borders with a nice lawn at its centre. The patio extending across the rear of the house makes the best use of the easy connections into the house as well as the south facing aspect with more than enough space for multiple sets of outdoor casual seating and dining furniture. At the far end of the garden is a charming timber summer house.

Location:

This lovely home is conveniently located at the end of a quiet residential cul-de-sac in the ever popular village of Digswell. Welwyn North Station is within a five minute walk, from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stansted Airports are within 30 to 40 minutes drive.

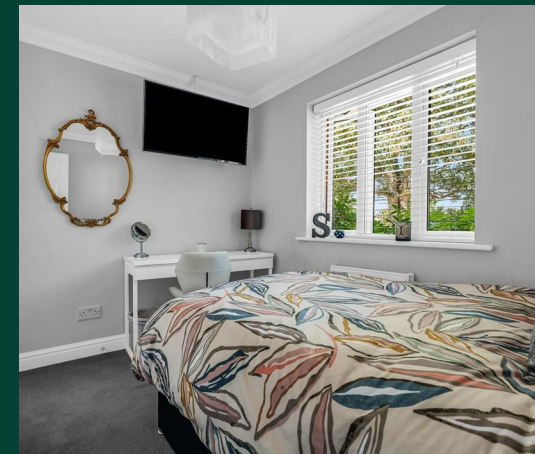






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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