



Bryan Bishop
and partners

Dicket Mead
Welwyn, AL6 9NX

Guide price £700,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful detached four bedroom, two shower room family home just a few minutes' walk from the centre of the vibrant and popular village of Welwyn. The property boasts a substantially extended ground floor that now offers generous and flexible living space with a guest cloakroom, an immaculate garden room and a garage en-bloc.

Accommodation:

The modern front door, with inset glass panel, welcomes you into a spacious entrance hall occupying the centre of the house. From here doors lead into the living room, dining room and conveniently placed guest cloakroom, with the kitchen/breakfast room opening directly from the hallway.

The kitchen/breakfast room runs the full depth of the house front to back and is a lovely light, bright space thanks to the large windows at either end. It is a large room by any measure and is blessed with abundant storage within the extensive array of wall and floor mounted cupboards that are fitted around two sides of the perimeter walls. Set within the cupboards is a full complement of integrated appliances, with designated spaces left for free standing items such as a washer/dryer and double width range style cooker. The rest of the room is left as open floor space and is comfortably large enough for a substantial kitchen table and chairs as well as other occasional furniture.

Across the hallway is the front facing dining room, with two front facing windows, one of them full height, allowing the light to flood in. This house offers many opportunities to reassign the ground floor space to really dovetail into your family's needs and the dining room is a typical example of the real flexibility on offer. It's a nice, well-lit room of a reasonable size that could easily serve an alternate purpose, with the large kitchen/breakfast room and the large living room both comfortably absorbing dining tables to release the space. Factor in the separate study/office and wonderful garden room and the possibilities are almost endless.

The rear corner of the house is taken up by the living room. Generous bi-fold doors connect the room seamlessly out onto the rear patio, as well as allowing the natural light to flow in unhindered. This is another large room that has a nice balance to the proportions, making it easy to configure and furnish, and enjoys a smart, modern gas burner w/ remote as an attractive focal point. Comfortably large enough for multiple sofas and chairs, the shape and size of the room make it well suited to multi-task as a living room and dining room should that be appealing to you.







Accessed from the rear corner of the living room is a neat office/study. A window overlooking the garden keeps the room well lit, and it enjoys an ideal position, offering good levels of privacy yet still well connected to the rest of the house.

Upstairs there is a light and airy hallway lit by a rear facing window that leads to the four bedrooms and the family shower room. The main bedroom has fitted wardrobes and an en-suite shower room.

Exterior:

To the front a paved pathway flanked by mature hedges leads through into a sheltered courtyard garden outside the kitchen. The rear garden is a great size and shape with multiple all weather decking areas arranged into neat terraces as they follow the gently sloping lawn up to a further separate decking area just perfect for dining al fresco. The garden extends along the side of the house and around to the front of the dining room and is ideal for children and pets as it is fully enclosed and secure.

Across the all-weather patio is a superb garden room. This is a premium quality installation, cleverly matched to the house colours and materials, that really boosts the flexibility and adaptability of the property. Bi-fold doors completely open the front wall of the room if needed, and it is fitted with lighting, heating and mains power making it a fully usable space all year round. Currently it is giving great service as a gym, but it would perform just as admirably as a summer house, bar, games room, office, arts and crafts studio or a teenage hangout space.

Close to the house is a garage en-bloc with parking on a private driveway in front of it. The garage features electrical and internet connection.

Location:

This fabulous property is ideally located within easy reach of 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.





Approximate Gross Internal Area 1249 sq ft - 116 sq m

(Excluding Garage & Outbuilding)

Ground Floor Area 719 sq ft – 67 sq m

First Floor Area 530 sq ft – 49 sq m

Garage Area 147 sq ft – 14 sq m

Outbuilding Area 128 sq ft – 12 sq m



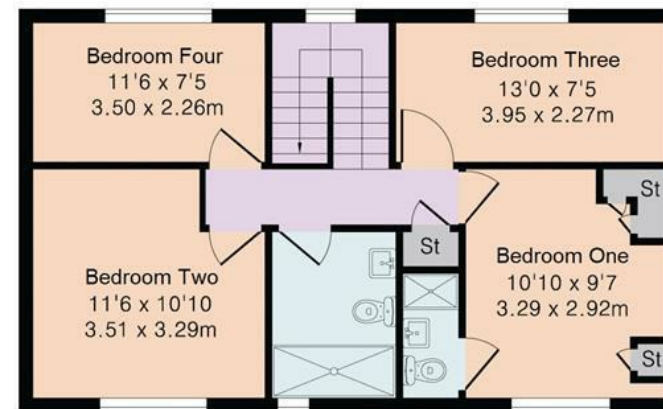
Garage



Outbuilding



Ground Floor



First Floor

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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