



Bryan Bishop
and partners

Perkins Way
Welwyn Garden City



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Welwyn Garden City Hertfordshire

Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous detached, four bedroom, two bathroom family home, within a few minutes of the centre of Welwyn Garden City. Enjoying a good sized plot, detached garage and driveway parking for multiple cars, this spacious property is part of a recent premium development by Crest Nicholson, a leading developer well known for cleverly designed, stylish homes right across the country. Their well deserved reputation for top quality workmanship and materials has spanned over 60 years, so this is a purchase you can make with your head and your heart.

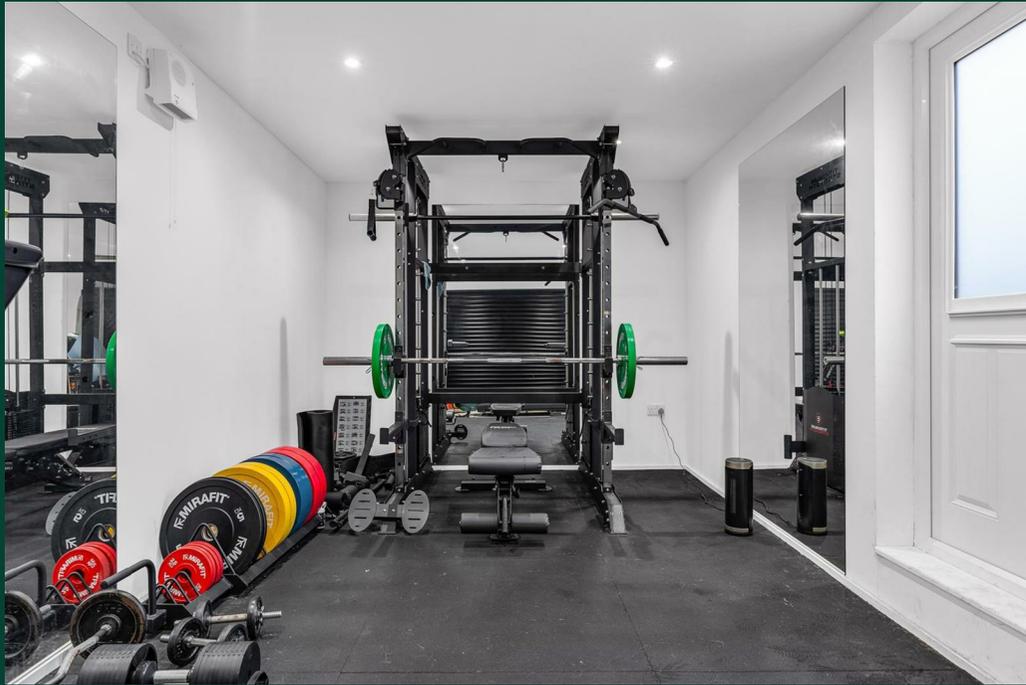
Accommodation:

The attractive front door, with porch roof over it, leads you into a nice, well sized hallway, with a clear view along it into the huge kitchen/dining room beyond. From here doors lead into the office/study, kitchen/dining room and the conveniently located guest cloakroom, then past the centrally located stairwell to the large living room. The office/study is a really nice room, well lit by a window to the front. With four good sized bedrooms upstairs this property shows its incredible flexibility and adaptability for the rooms to be used in any way that best suits your lifestyle. The current owners have extensive work from home requirements and have adapted two of the bedrooms for that purpose. The downstairs study would perform perfectly as a home office, or could easily be a snug, playroom, TV room or quiet space for reading or just hanging out. Across the hall is the wonderful living room. Large by any measure at well over seventeen feet long, the room is also really well proportioned so is easy to furnish and to make great use of the expansive space available. A large window overlooking the front ensures plenty of daylight pours into the room.

Extending across the whole of the rear of the property is the stunning kitchen/dining room. This is another large room at nearly twenty six feet wide, and again intelligently designed to offer a fantastic, flexible space for daily life and when entertaining family and friends. The natural daylight floods in through the large glazed double doors to the rear, which have additional full height glazed panels either side. This light, bright space is enhanced further by another window at the other end of the room, also overlooking the rear garden. The main working area of the kitchen boasts a comprehensive range of integrated appliances, as one would expect in a house of this size and quality, housed within an extensive array of floor and wall mounted fitted cupboards, giving copious amounts of storage and food preparation area. The remainder of the floor space is left open plan for you to make your own decisions. It is comfortably large enough to accept a substantial dining table and chairs, as well as casual seating if required. There would also be ample room to install an island with a generous breakfast bar.

Upstairs the pretty, galleried hallway leads to four double bedrooms and the family bathroom, which has a shower and screen fitted over the bath. The main bedroom enjoys large fitted wardrobes and a smart ensuite shower room.







Exterior:

This delightful family home is in a premium quality development, opposite a large community open space, giving it a spacious and open frontage. There is a small garden to the front, which enhances the visual appeal with some pretty plants and small shrubs. The long driveway to the side provides plenty of off street parking as well as separate gated access to the rear garden as it approaches the detached garage/workshop. Currently being put to great use as an amazing gymnasium, the garage is easily large enough for a car plus bicycles and other sports/garden equipment, and has the added bonus of a side door accessing the rear garden directly. The rear garden is fully enclosed and secure, so perfect for young children and pets, and is south west facing with a super open aspect. It is mainly laid to lawn around a substantial patio, readily accessed through the double doors to the rear of the kitchen/dining room. This is a practical family space for fun, games and entertaining, and a tempting blank canvas for any keen gardeners ready to make their mark.

Location:

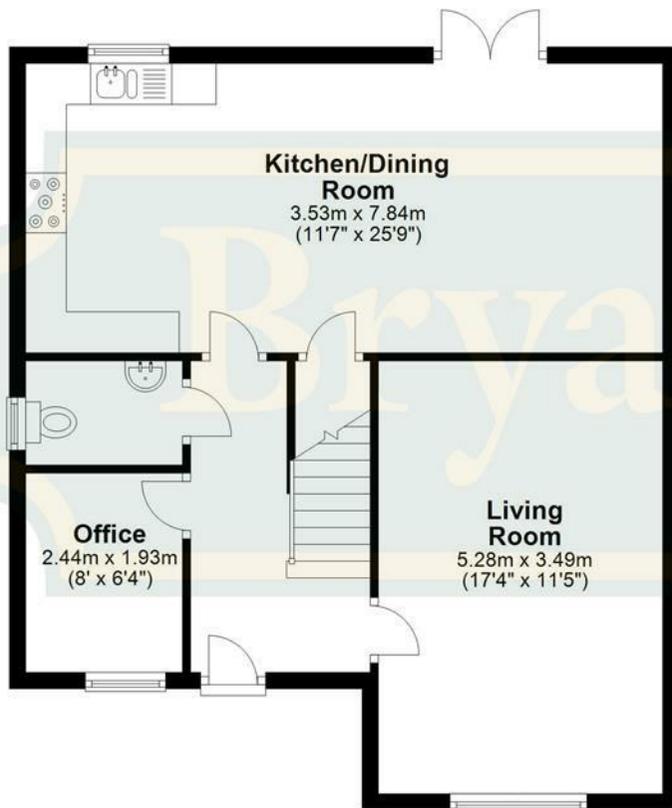
This property is perfectly located in a lovely, quiet residential area surrounded by other family homes, in the ever popular Welwyn Garden City, enjoying a peaceful location yet within a few minutes of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).





Ground Floor

Approx. 63.5 sq. metres (683.0 sq. feet)



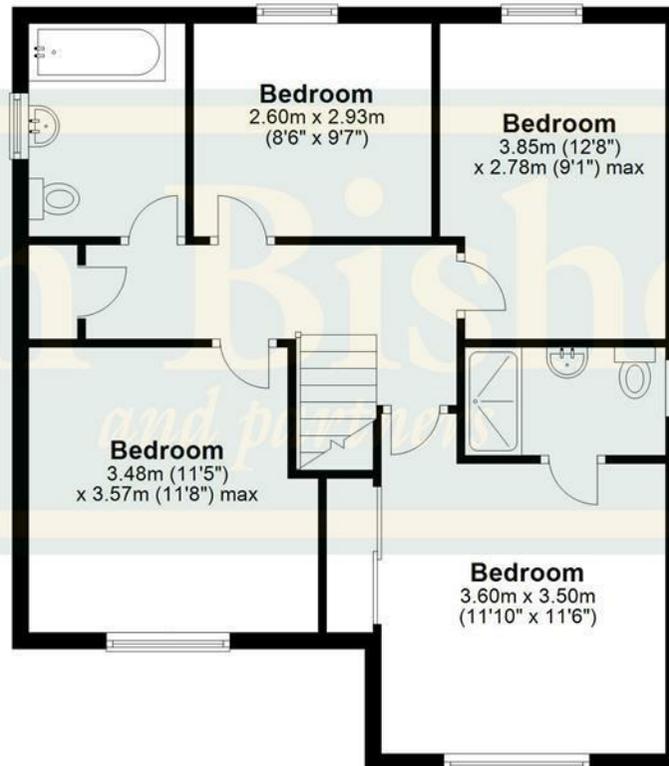
Kitchen/Dining Room
3.53m x 7.84m
(11'7" x 25'9")

Office
2.44m x 1.93m
(8' x 6'4")

Living Room
5.28m x 3.49m
(17'4" x 11'5")

First Floor

Approx. 63.4 sq. metres (682.0 sq. feet)



Bedroom
2.60m x 2.93m
(8'6" x 9'7")

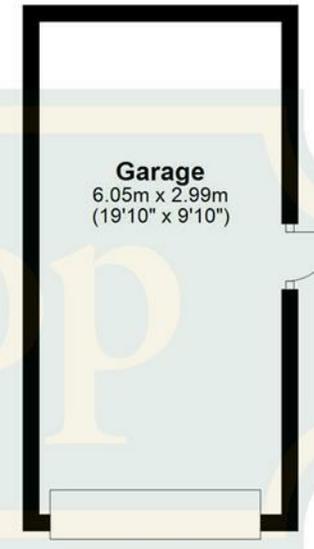
Bedroom
3.85m (12'8")
x 2.78m (9'1") max

Bedroom
3.48m (11'5")
x 3.57m (11'8") max

Bedroom
3.60m x 3.50m
(11'10" x 11'6")

Outbuilding

Approx. 18.1 sq. metres (194.4 sq. feet)



Garage
6.05m x 2.99m
(19'10" x 9'10")

Total area: approx. 144.9 sq. metres (1559.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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