



Bryan Bishop
and partners

New Road
Knebworth, SG3 6JX

Guide price £595,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful three bedroom, two bathroom semi-detached family home in the well placed and highly regarded village of Woolmer Green. Arranged over three floors, this spacious, well designed property offers generous, practical living space, plenty of off street parking and a superb second floor bedroom with its own ensuite WC, and is presented in absolutely immaculate condition inside and out.

Accommodation:

This is a really pretty house throughout, and that appeal begins with the attractive frontage which benefits from a timber-framed cantilever porch with a tiled roof offering good weather protection to the part glazed front door, all set within the appealing multi coloured brick construction.

Inside is a light, bright entrance hall that stretches back to the large kitchen/dining room, passing the front facing living room and the well placed guest cloakroom along the way. This is a great reception area for welcoming guests that is abundantly lit by a side window part way up the stairwell and offers open views through the kitchen/dining room via the large bi-fold doors into the garden beyond.

The living room is a good size, but also a well balanced shape that helps you configure and furnish the space to best suit your needs. The front facing window keeps it well lit and it is comfortably large enough for multiple sofas and chairs - a great space for spending time together as a family.

The whole of the rear of the house is taken by the stunning kitchen/dining room. This is a large room by any measure at over eighteen feet long and is bathed in natural light and blessed with fabulous views of the garden thanks to the substantial bi-fold doors that present what amounts to a full wall of glass extending across the rear of the room. One end of the room has been cleverly fitted with a comprehensive array of wall and floor mounted kitchen cupboards in a superb gloss grey finish that ensure more than ample storage space along with plenty of food preparation worktop area is always available. Within the cabinets is a full range of appliances that any family might need, fully integrated to allow easy use whilst maintaining a chic and stylish presentation of the space. The remainder of the room is left as open floor space for you to use in the way that best aligns with your family's needs, and will easily embrace a large dining suite along with other occasional furniture. This is a delightful room, beautifully specified and designed to be usable throughout the year with a great connection out into the garden, undoubtedly destined to quickly become the heart and hub of this stunning home.







Up on the first floor is a generous landing, nicely galleried over the stairwell, that leads into two of the bedrooms, both large doubles of good size and shape, and the family bathroom which has a 'P' shaped bath with a useful shower fitting and screen installed. The front facing bedroom benefits from a lovely ensuite shower room.

The stairs then continue on up to the second floor which houses a terrific bedroom suite, with a superb high pitch ceiling rising up into the open roof space which includes a Velux window and an ensuite WC with hand basin. This is a lovely room, perfect as a third bedroom, with plenty of additional space for casual seating which would make it ideal for a teenager or young adult still at home, giving them a bedroom, hangout space and work area neatly combined in one room.

Exterior:

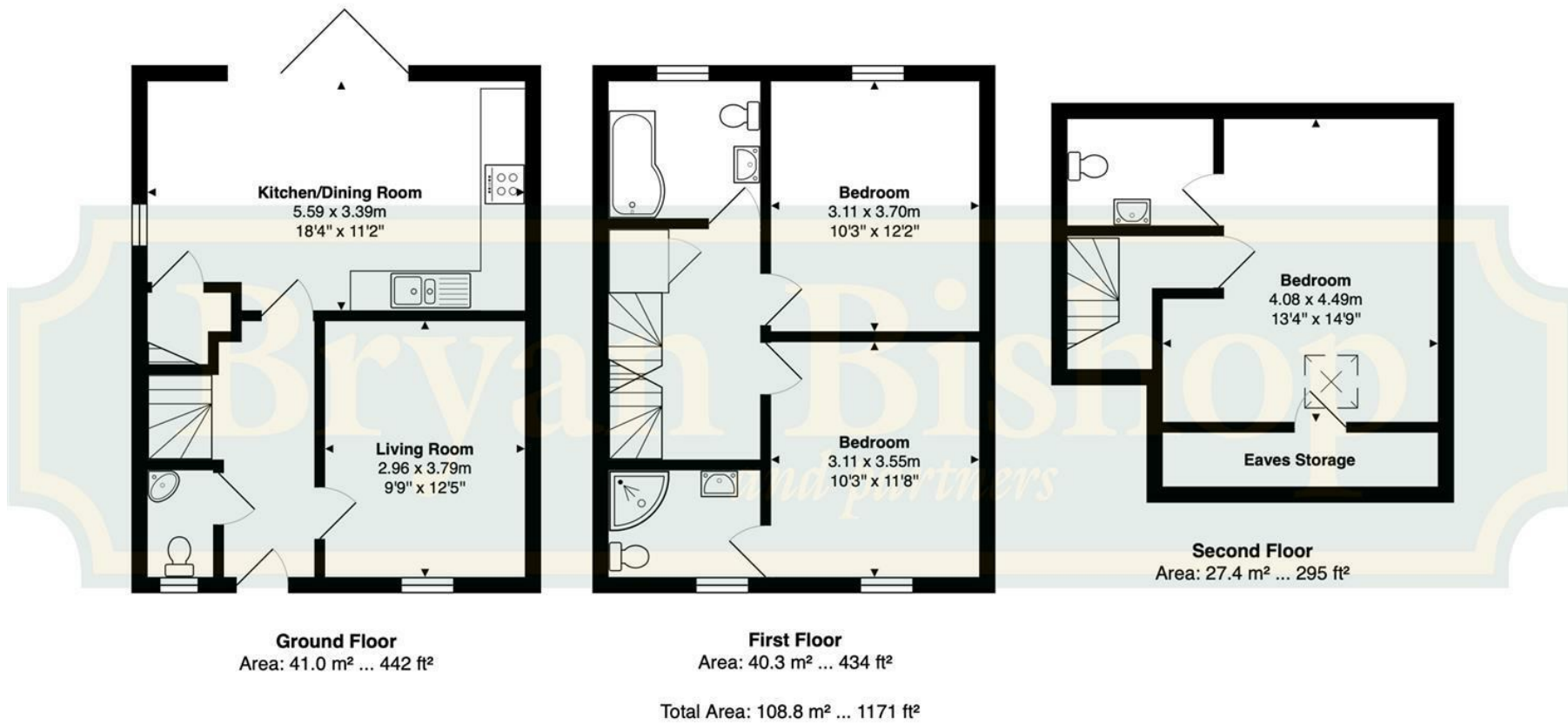
A separate driveway offers off street parking at the front, along with a useful external gated access directly into the rear garden, which is secure and fully enclosed and so very suitable for pets and children. The rear garden is much wider than the house, with a large paved patio giving plenty of area for outside seating and dining furniture, helping to make the very best use of the stunning bi-fold doors from the kitchen/dining room. A wooden shed and storage unit occupy one corner with the rest being a neat lawn with flower borders around the perimeter, which is a pleasing combination of natural brick and wooden fencing. This is a really nice family garden, large enough for plenty of fun with family and friends yet pleasantly sheltered at the same time.

Location:

This house enjoys a lovely location within the ever popular village of Woolmer Green. The village has a good range of pubs, eateries and local amenities, whilst also perfectly placed to enjoy its rural location and close proximity to the other popular and vibrant villages of Datchworth, Knebworth and Welwyn. The A1(M) is a few minutes away by car and links well to the national roads network. Mainline train stations can be found nearby at Welwyn and Knebworth, with London Kings Cross just 25 minutes away by train.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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