



**Bryan Bishop**  
*and partners*

**Firway Close**  
**Welwyn**



# Firway Close

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this generously proportioned, chain-free, four/five bedroom, three bathroom detached family home, set at the end of a quiet residential cul de sac in the highly desirable Oaklands area of Welwyn. This substantial property enjoys a lovely quiet elevated position with off-street parking for numerous cars as well as a detached garage, and has enormous flexibility designed into the layout with three bedrooms and two bathrooms upstairs supplemented by the opportunity to configure two further bedrooms downstairs, with one of them enjoying a fabulous en suite shower room. Offered for sale chain free, this superb home is ready for an early and smooth completion for the right buyer.

### Accommodation:

The pretty front door, inset with an attractive decorative shaped glass panel and flanked by a full height opaque window on one side, opens into a large square entrance hall. The generous size and great shape of the space make it more of a reception room really, with plenty of opportunity to furnish the space whilst still leaving ample room to ensure your visitors all receive a warm welcome. From here there is a useful open plan connection through to the dining area of the kitchen/dining room as well as doors through to the living room, and doors into two additional rooms that could be used as valuable ground floor bedrooms if so desired.

The living room is a very large room by any measure, extending to nearly twenty-two feet by over nineteen feet, but is blessed with no less than five windows arranged across three different aspects and so, despite its great size, it is a lovely light bright space throughout the day. Glass double doors open out onto the patio at the front which is nice and private, making that space so much more usable than would normally be the case, while a large glazed sliding door opens out onto the patio in the rear garden. This room is large yet also perfectly proportioned, fitted with an attractive flame effect fire within a modern fireplace at one end, and presents you with almost unlimited choices as to how you configure, furnish and use the abundant space available to you. Certainly it is large enough for multiple sofas and chairs along with other occasional furniture besides, but would also comfortably multi-task for you as a living/dining room should that be your preference. It joins with the other rooms on the ground floor to really underline the enormous flexibility and adaptability that this house has to offer. It really is a forever home that will evolve with you as your needs change over time.







One wing of the house is taken up by the kitchen/dining room. This is another large room, stretching the full width of the house, again with plenty of natural light flooding in through two generous front facing windows arranged along its length. One end of the room has been sensibly designed as the working kitchen area, ensuring everything you need falls readily to hand. There is a comprehensive array of wall and floor mounted cabinets fitted around the perimeter, that extend along the whole of the outside wall, making sure you will never run low on storage space or work preparation worktop area. Within the cabinets is a full complement of integrated appliances sure to fulfill your day to day needs, along with a planned in open space ready to accept a full height fridge/freezer plumbed in for a watercooler/ice maker. Despite the extensive cupboard space, there is still ample free floor area remaining for a good sized dining table and chairs, with a nice free flow in and around the dining area from the adjoining reception room. From the corner of the kitchen there is a convenient external door leading out to the side of the house, along with access through to a well placed utility/laundry room fitted for a washing machine and dryer.

From the centrally placed reception room there are doors through to two further rooms at the opposite end of the house from the kitchen/dining room. Both of these could easily be used as ground floor bedrooms if needed, with one of them being particularly suited to the role as it boasts a smart en suite shower room.

The other room can easily be whatever you want it to be. Certainly it would perform admirably as a second ground floor bedroom, but would also give great service as an office/study, playroom, TV room, or a separate dining room. The choices are almost endless and completely yours to make.

Upstairs there are three further bedrooms, all large doubles in size, and a lovely family bathroom. Two of the bedrooms enjoy generous built in wardrobes, with one of them also boasting an en suite shower room.

#### Exterior:

The house is set well back from the road, with a gated entrance opening onto a very large block paved driveway that extends past the detached garage up to the front of the house, ensuring more than ample parking for family and visitors. A couple of steps lead down from the driveway to a nice paved courtyard that links the front door to the glazed French windows opening out to the front from the living room, extending across the rear of an attractive raised flower bed that runs along the edge of the drive. There is useful separate access along the side of the house into the rear garden, which is secure and enclosed and so ideal for pets and children. A large paved patio runs across the full width of the rear of the house, slightly elevated over the gently sloping garden and just perfect for outdoor casual seating and dining furniture. The remainder of the garden has been skilfully landscaped into a number of interlinking terraces, all of them completely full of a wonderful blend of flowers, shrubs and bushes interspersed with neat areas of lawn, along with an ornamental pond at the far boundary. Blessed with a fabulous open aspect, it is a wonderful place to relax together as a family and ideal for entertaining guests.

#### Location:

This wonderful home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.







**Approximate Gross Internal Area 1827 sq ft - 170 sq m**

Ground Floor Area 1028 sq ft – 96 sq m

First Floor Area 799 sq ft – 74 sq m



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









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