



Bryan Bishop
and partners

Butterwick Way
Wilshere Park
Welwyn



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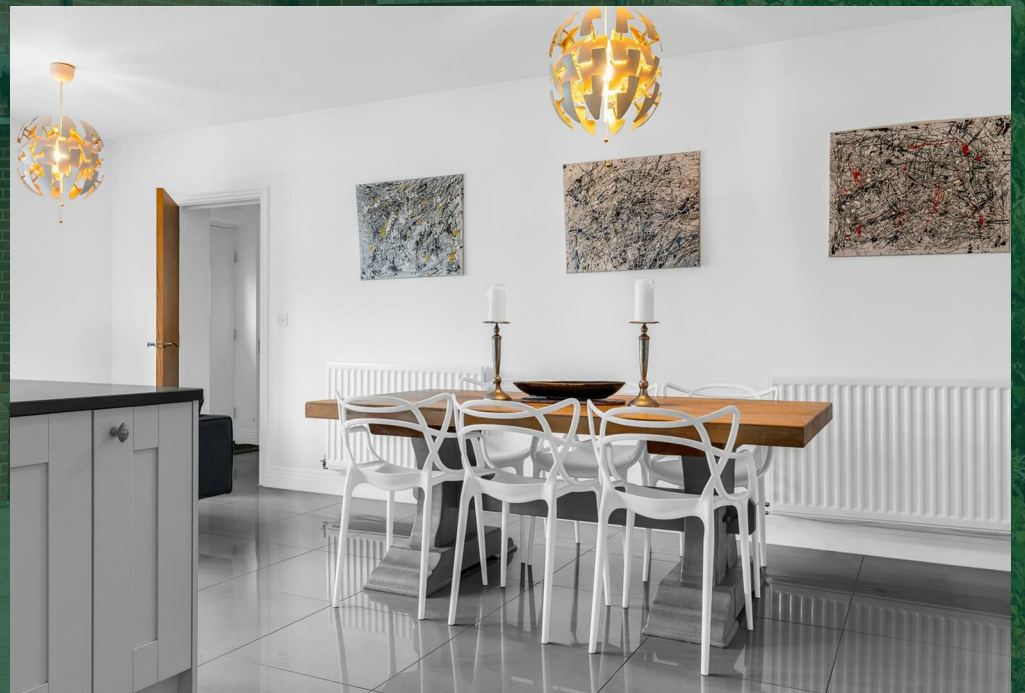
Summary:

Bryan Bishop and Partners are delighted to bring to the market this stylish and spacious five bedroom, three bathroom executive family home in the highly desirable Wilshire Park area of Welwyn. This elegant home, set over three generous floors, is in immaculate decorative order, has all the space any modern family might need, and is blessed with a perfect layout to enhance your lifestyle now and in the future.

Accommodation:

The attractive front door, with glazed panels surrounding, welcomes you into a light, bright hallway, nicely lit by a window to the side and with a great view through the house to the garden beyond. From the hallway, double doors lead into the kitchen/dining room, with single doors opening into a well placed guest cloakroom and the pretty living room.

The living room is a great size and shape, stretching to nearly nineteen feet in length and enjoys a lovely triple bay window to the front. The kitchen/dining room is quite fabulous. This is a large room by any measure, cleverly designed and styled, which would easily cope with a large family. The full width infinity doors give uninterrupted views out into the garden whilst also flooding the room with natural daylight. The kitchen area is very well proportioned, endowing the space with substantial storage and worktop space as well as incorporating all of the modern integrated appliances one would expect from a house of this size and quality. A useful island enhances the already plentiful cupboard space and food preparation area whilst also doing great service as a large breakfast bar. Elsewhere, the room still provides ample floor space for a large dining table and casual seating. This terrific room ticks all the boxes needed to function perfectly as the hub of a busy home and links perfectly out into the garden, great for entertaining as well as casual family living. Supporting the kitchen admirably is a good sized utility/laundry room with its own separate access to the rear garden and the integral garage.







Up on the first floor are four bedrooms, all of them a good size, and the family bathroom. One of the bedrooms has a super ensuite shower room. The front bedroom has two sets of glazed doors opening out onto a fabulous full width balcony, this wonderful room is used by the current owners as a second living room. This demonstrates how tremendously flexible this property is, you can configure the living space to best suit your requirements. The first floor could easily adapt to provide a spacious home office if working from home is a requirement.

A further flight of stairs rise elegantly into the second floor bedroom suite. This is a very large space easily accommodating a large ensuite shower room, along with bedroom furniture and seating, in addition, it is nicely lit by a window to the front and a roof light. This would perform perfectly as a self-contained space for a family member or friend and enables some privacy, yet providing good connection to the rest of the house. This is a real boon for multi-generational living. Again this room would make a perfect home office, if needed.

Exterior:

This house has great kerb appeal and exudes quality throughout. The attractive frontage is enhanced by a pretty front garden with flower borders, lawn and mature shrubs, with driveway parking in front of the garage and separate gated access through to the rear garden. The rear garden is a good size and shape and is well designed with a large decking area at the far end. A good sized lawn and a fully secure perimeter makes this child and dog friendly garden perfect for families of all ages, and it has a super open aspect all around it, with a few small areas of flowers and shrubs.

Location:

This property enjoys the enviable and exclusive location of Wilshire Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre 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, approx. 8 minutes drive, 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.

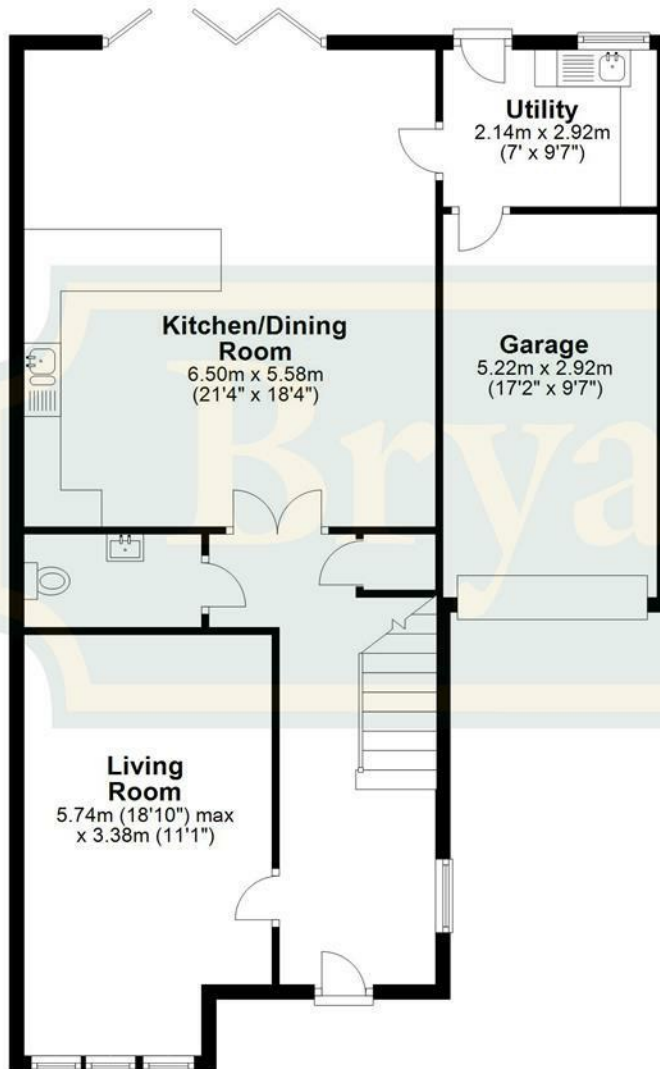






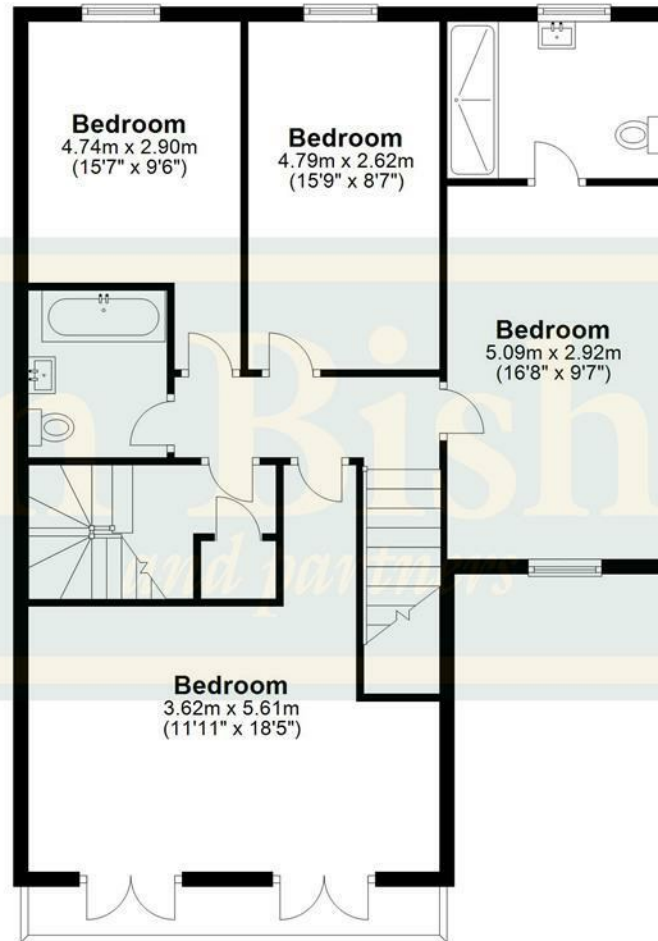
Ground Floor

Approx. 96.2 sq. metres (1035.0 sq. feet)



First Floor

Approx. 87.7 sq. metres (943.9 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 223.6 sq. metres (2407.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

