



Bryan Bishop
and partners

30 St. Ives Close
Digswell, AL6 0BB

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Summary

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Bryan Bishop and Partners are delighted to bring to the market, Garden House, a spacious four bedroom, two bathroom family home set at the end of a quiet cul-de-sac in the ever popular village of Digswell. The property benefits from extended accommodation on the ground floor that includes a generous utility/laundry room and a lovely sun room, and is set within a large plot that encompasses a detached double garage and a generous landscaped rear garden with multiple potting sheds, a workshop and a tool shed. The house itself, whilst already a spacious and flexible property, also represents a wonderful opportunity to extend and remodel the layout to suit your family's needs, subject to the usual consents.

Accommodation:

The pretty glazed panel front door, set beneath a tiled roof canopy, opens into a neat lobby area with a useful storage cupboard and an ideally placed guest cloakroom, before leading on into the main entrance hall. From here doors open into the large living room and the centrally located dining room, whilst abundant daylight illuminates the space from the upstairs window at the top of the stairwell, filtering down through the ornate turned banister spindles.

The living room is a fabulous space, enjoying great proportions and greatly benefiting from the light that floods in through the large windows to the rear and the French doors to the front. Centrally located on the outside wall is a smart exposed brick fireplace set behind an attractive stone tiled hearth, providing a great visual focal point for the room as well as cosy warmth in the winter months.

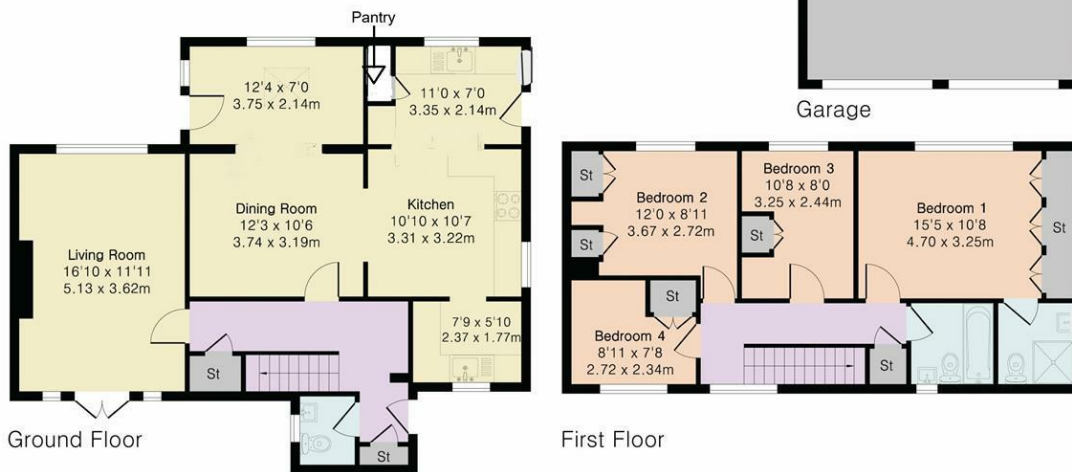


Approximate Gross Internal Area 1746 sq ft - 162 sq m

Ground Floor Area 830 sq ft – 77 sq m

First Floor Area 600 sq ft – 56 sq m

Garage Area 316 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy measurements of doors, windows and rooms are taken, the plans are for representation only and should not be relied on as a basis of valuation.

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		
	51	78



Bryan Bishop

England & Wales

EU Directive
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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

