



Bryan Bishop
and partners

Whetstone Court
Welwyn, AL6 0QY

Guide price £580,000



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Summary:

** This property has ownership age restrictions: property resident(s) must be at least 35 years old. Children under 12 can stay for up to 12 weeks per calendar year, children over 12 can live at the property without restriction. **

Bryan Bishop and Partners are delighted to bring to the market this wonderful detached three bedroom, two bathroom home set within an exclusive private development in the highly desirable Oaklands area of Welwyn. Offered chain free for a speedy and smooth completion, the property enjoys a superb position within a quiet residential cul-de-sac, privately maintained by the residents association for a small annual fee. The house includes spacious and flexible accommodation with a stunning conservatory, open plan lounge/dining room, separate utility/laundry room, ground floor guest cloakroom and an integral garage that could easily be reconfigured to add to the living space subject to the usual consents.

Accommodation:

This is a very attractive house built to a very high standard, with multi-coloured brickwork adjoining areas of pure red brick to create plenty of kerb appeal. The pretty front door is set within a tiled roof porch that extends across the front of the house from the garage, again adding visual appeal as well as welcome weather protection to the front door. Inside is a generous entrance hall with doors opening into the garage and the lounge/dining room, as well as an ideally placed guest cloakroom with its own opaque front facing window. The garage, which extends to over eighteen feet in length, offers a great opportunity to add to the day to day living space without the need for substantial alterations, subject to planning approval, although the existing living space is already generous and well proportioned.

The lounge/dining room is a large room by any measure, stretching to twenty feet in length and well over seventeen feet in width. Despite its great size the room is flooded in natural light thanks to the window and glazed double doors that open out into the conservatory, and enjoys a pleasant 'L' shape that helps with creating separate spaces within the room. Comfortably able to accept multiple sofas and chairs, along with a large dining suite and other occasional furniture, this is a flexible and adaptable space, with a stylish flame effect fire set into the chimney breast at one end, that gives you real freedom as to how you lay it out and furnish it to best suit your needs.







Taking up the full width of the rear of the living/dining room is the outstanding conservatory with multiple opening windows and fully glazed French doors opening out onto the rear patio. Again this is a very large room indeed, with a nicely balanced shape that really helps you to get maximum use out of the substantial space available. This is a premium quality installation, presented more as a garden room or orangery with a tiled roof plus light and power connected, which cleverly emphasises all of the benefits without any of the downsides of a traditional glass roof conservatory format. This room really boosts the flexibility of the house and should be considered as an integral part of the living space to be fully utilised all year round. It is also large enough to comfortably multi-task for you, so it can easily be a playroom and lounge, or a dining room with additional casual seating. There are too many choices to list, but it puts you in an enviable position being able to make that choice, and even possibly change the rooms around season by season if you so wish.

Directly accessed through an open archway from the lounge/dining room is the adjoining kitchen. Windows to the front and side aspects keep the room light and bright throughout the day, whilst the front part of the room offers a natural recess for the working kitchen to be positioned, ensuring everything you need falls readily to hand. There is a full complement of wall and floor mounted cabinets fitted around the perimeter, with lovely multi-coloured tile splashbacks between the upper and lower cabinets, guaranteeing you will never run short of storage space. Set within the cabinets is a comprehensive array of integrated appliances, with plenty of free floor space for additional larger free standing items if you need them. To the rear of the kitchen is a door through to a large utility/laundry room that has its own sink and is fully prepared for a washing machine and dryer, as well as having a really useful door out into the rear garden.

Upstairs is a nice, square upper hallway, galleried over the stairwell, that has a neat built-in store cupboard and opens into each of the three bedrooms and the family bathroom. Two of the bedrooms are comfortable doubles in size, with the principal bedroom boasting a fully tiled ensuite shower room.

Exterior:

The house is set well back from the road, giving plenty of off-street parking on the long driveway, with ample additional area still available within the generous frontage that could easily be reformatted to provide even more private parking if required. To the rear is a spacious patio that runs around the conservatory from which a charming set of paved steps flow down the slope to a further patio below. Mature hedges line the boundary, offering plenty of privacy and shelter, making this a warm and welcoming garden in which to spend time together with family and friends.

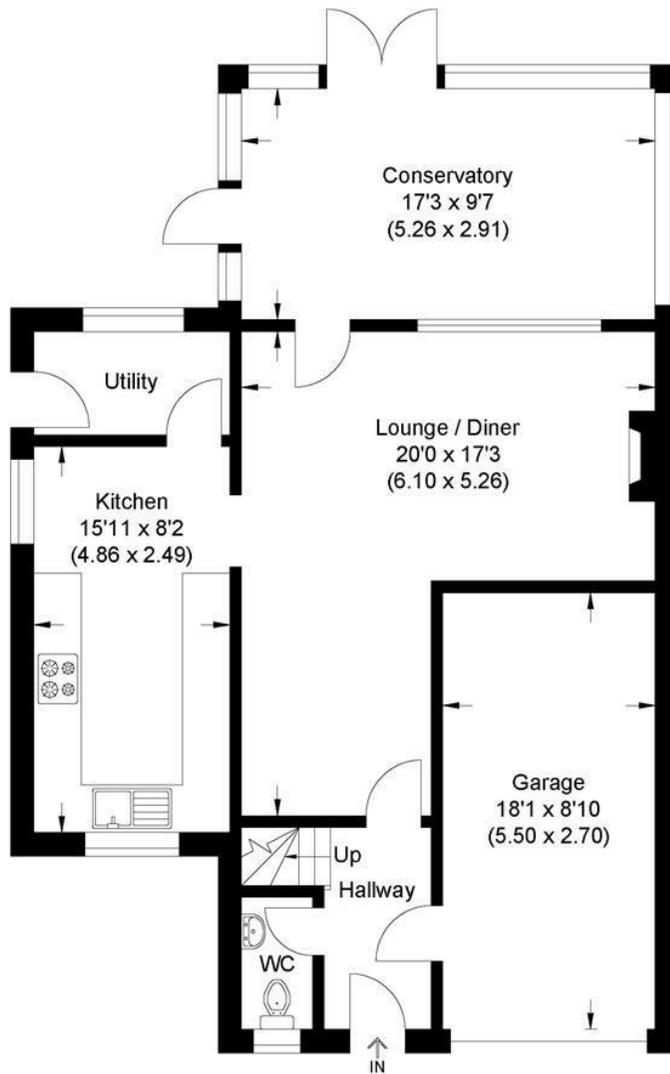
Location:

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.

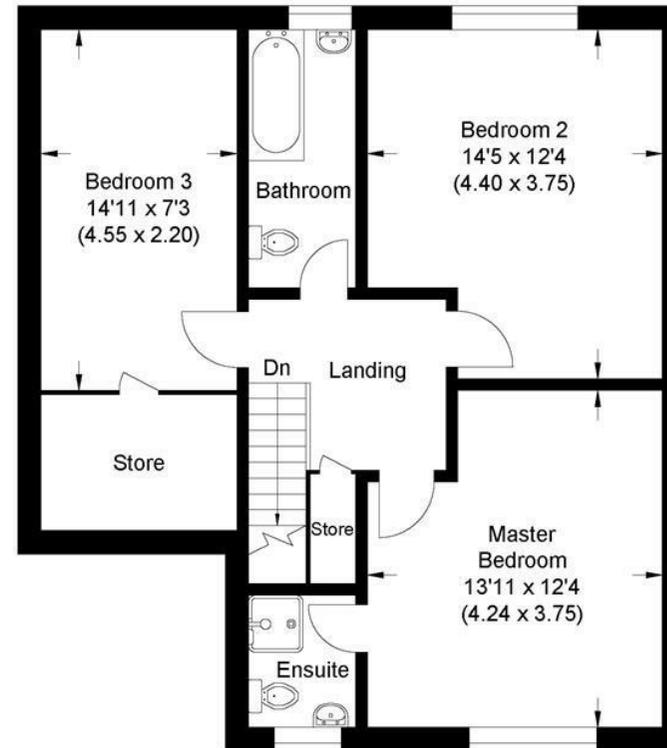




Approximate Gross Internal Area
 140.80 sq m / 1515.55 sq ft
 (Including Garage)
 Garage Area 14.85 sq m / 159.84 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			81
EU Directive 2002/91/EC			









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