



Bluebells

Welwyn

Bryan Bishop
and partners



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous chain free detached four bedroom, two bathroom family home set along a quiet residential cul de sac within the highly sought after Oaklands area of Welwyn. This versatile property offers generous ground floor living space that has a wonderful free and easy flow between the rooms, with an integral double garage that could easily be remodelled to increase the space even further if needed subject to the necessary consents, along with a substantial driveway and a super rear garden. It is a perfectly specified family home in a lovely tranquil location.

Accommodation:

A fully glazed sliding door leads you into a welcoming entrance lobby that opens through a further door, inset with patterned glass and flanked by full height matching windows either side, into the dining/reception room. This is a large room comfortably able to fulfil both roles with ease, that stretches the full depth of the house, leaving ample area for a substantial dining suite and other occasional furniture besides, along with a lovely open view of the garden through the large window at the far end. The clever design of the house allows all of the rooms to easily interconnect, with an uninterrupted flow around the whole of the ground floor with the staircase at its centre, and the dining/reception room is a fine example of that strength, with a door through to the living room and kitchen/breakfast room, as well as further doors alongside the staircase that open into the office/study, utility/laundry room and the ideally placed guest cloakroom.

The living room also benefits from windows front and rear that keep the room light and bright throughout the day, with the rear window taking the form of a full height set of sliding glass doors, allowing the light to flood in unfettered whilst giving really useful access out onto the rear patio. Certainly it is a large room, but it is also blessed with well balanced proportions that make every part of it fully usable, with ample space for multiple sofas and chairs and a smart flame effect fire set into the centre of the outside wall with a charming elevated hearth beneath it.

The opposite rear corner of the house is taken up by the kitchen/breakfast room, enjoying separate access from the dining room and from the reception area via the utility/laundry room. This is another generously sized room at well over seventeen feet long that enjoys a very large set of picture windows taking up a fair part of the rear wall. There is a substantial array of wall and floor mounted cupboards lining two of the perimeter walls, ensuring you will always have plentiful storage and food preparation worktop area, along with a comprehensive collection of appliances integrated within the cabinets providing for all your family's needs. Despite the abundance of the storage and worktops the room is sufficiently large enough to also provide a spacious area of open floor that is ideal for a family dining table and chairs, whilst still leaving plenty of space for easy access into the adjoining utility/laundry room that has a sink and is plumbed for a washing machine and dryer.





Beyond the utility/laundry room is another room that is great as a pantry/storage room that has a useful door through into the rear of the double garage as well as a separate exit out into the garden.

Opposite the staircase is a useful office/study that is capable of absorbing multiple workstations to provide a very capable work from home facility, and would also perform well in many other roles, such as a playroom for example.

Upstairs there is a spacious hallway that runs the length of the house, abundantly lit by two side facing windows spread along its length. From here doors open into the four bedrooms and the family bathroom which has the benefit of a separate corner bath and shower. Three of the bedrooms are doubles in size, with the two largest both boasting fitted wardrobes, whilst the principal bedroom also has a fully tilted en suite shower room.

Exterior:

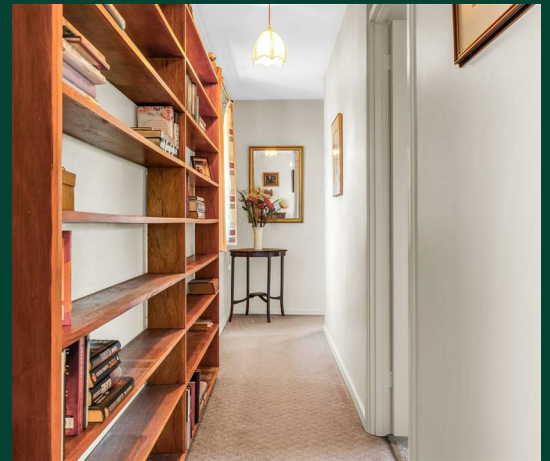
The expansive driveway is wider than the double garage giving plenty of off street parking. To the side of the driveway a neat paved path runs alongside a well maintained lawn dotted with mature shrubs and bushes as it leads up to the front entrance. A separate gated path runs along one side of the house, allowing useful direct access into the lovely rear garden which is fully secure and enclosed and so perfect for pets and children. Running the full width of the house is a charming block paved patio that opens into a terrific area that is ideal for outdoor casual seating and dining furniture, with a decoratively patterned floor adding a dash of style. Stone steps bisect the low brick wall around the patio, leading up onto the wonderful lawn punctuated by a series of sweeping curved beds and borders that are full of thriving shrubs, bushes and plants, interspersed by stands of specimen trees, with wonderful soft hedging lining the boundaries.

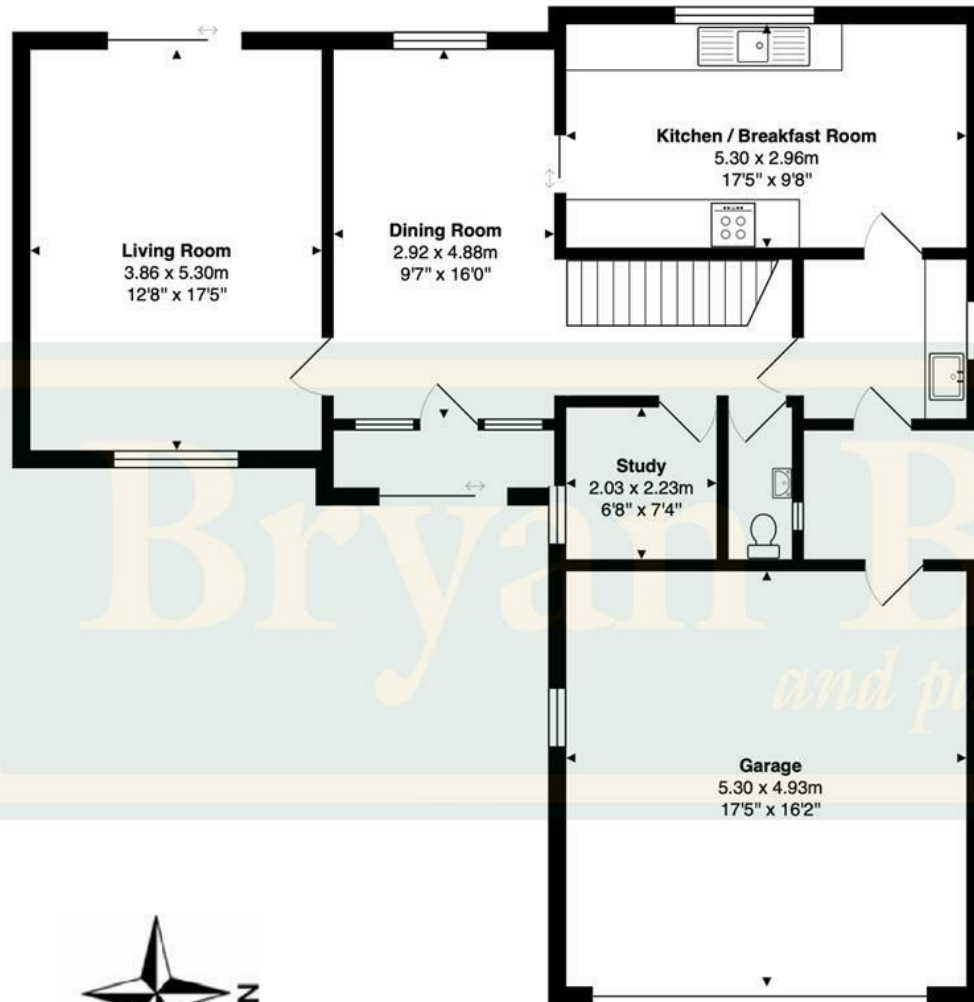
Location:

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.









Ground Floor
Area: 106.9 m² ... 1151 ft²



First Floor
Area: 68.0 m² ... 732 ft²

Total Area: 175.0 m² ... 1883 ft²



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		
	63	71







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