



**Bryan Bishop**  
*and partners*

Digswell Lane  
Welwyn







# Digswell Lane

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional four double bedroom, three bathroom, detached family home, set down a quiet, private, cul-de-sac, in the highly desirable village of Digswell. This spacious, modern property enjoys generous grounds to the front and rear, providing an attractive wrap-around garden. There is abundant private parking outside the entrance to the house, along with a substantial driveway that extends through a set of double gates before opening out to the front and side of the detached double garage. The house enjoys generously proportioned rooms throughout, with a wonderful style that effortlessly blends together traditional and modern features into a free flowing living space that is ideally suited to contemporary family life.

### Accommodation:

The traditional part glazed front door, with matching opaque windows on either side, is set within a timber framed recessed porch, creating both a practical and attractive entrance into this classic red brick, double fronted property. Inside is a superb entrance hall, with plenty of room to extend a warm welcome to all of your guests as they arrive. Nicely square in shape, the entrance hall leads through to the front facing living room, the kitchen and the play room, as well as a conveniently placed guest cloakroom. The floor is presented in a wonderful solid wood parquet laid in the classic herringbone pattern, and this beautiful feature extends through to the adjoining play room.

The living room occupies the front corner of the house and is another room of nicely balanced proportions, allowing plenty of choice as to how you furnish and configure the ample space available. Two large windows look out over the front garden, flooding the room with natural daylight, which is further enhanced by the part glazed double doors linking through to the rear facing dining room. The room is comfortably capacious enough for multiple chairs and sofas, along with other occasional furniture, with the modern log burner set into a sleek marble fireplace and hearth providing an elegant focal point as well as cosy winter warmth.

To the rear is the dining room, which has a crisp modern feel to it, connecting seamlessly with the kitchen by way of a stone tiled floor running beneath a wall of exposed brick. The dining room is ideally located within the living areas, joining the other rooms to enable an easy, open flow around and between the various spaces, whilst also connecting out through glazed double doors into the rear garden, an invaluable asset for day to day family life and a real boon when entertaining guests.

The adjacent kitchen is an absolute joy, an amalgam of sleek, contemporary design and practical ergonomic layout topped off by a stunning centrally placed island offering additional storage, worktop area and a fabulous breakfast bar. This is a large room and the space has been cleverly used to its maximum benefit, enabling a comprehensive array of wall and floor mounted cupboards to line the perimeter walls in a wonderfully coordinated two tone colour palette, easily incorporating a full complement of integrated appliances, along with designated spaces for the larger free standing items such as a range style cooker and a double width, full height fridge/freezer.

Two windows set into different aspects look out onto the rear garden, ensuring the room stays light and bright throughout the day, and it has a wonderful connectivity to the rest of the house; open plan from the dining room, a door in from the entrance hall, an open link to the play room, and a further open walkway through into a fitted utility/laundry room that has connections for a washing machine and tumble dryer, a sink and further fitted cupboards, as well as a door at the far end that opens out into the rear garden.

Connecting from both the entrance hall and the kitchen is the front facing playroom, ideally positioned to be close to the main living areas whilst giving a suitable home for toys and games. Beyond the play room, through an open archway, is the office/study, which enjoys a window overlooking the rear garden and is comfortably large enough for a comprehensive work from home facility, again offering an easy connection to the rest of the house but also a fair degree of privacy if needed.











Upstairs is a generous hallway that leads to each of the four bedrooms and the family bathroom. All of the bedrooms can be considered as comfortable doubles in size, with the principal bedroom being larger still and dual-aspect, incorporating a full wall of fitted wardrobes, a separate dressing area and a stunning ensuite bathroom with a free standing claw foot bath and a separate shower. The second bedroom, which overlooks the rear garden and has countryside views, is also served by a generous ensuite. The family bathroom enjoys a 'P' shaped bath with a fixed shower head and separate shower attachment.

#### Exterior:

The house is set well back from the quiet private lane on which it is situated, with a private driveway opening out into a very large area for parking in front of the main house before leading through substantial double gates into another spacious parking area that stretches up and around the double garage. Attractive flowerbeds surround the frontage, with a number of climbing plants adorning the front of the house. The garden loops right around both sides of the house and the rear, emphasising the spacious nature of the extensive grounds, and allowing multiple different areas of patio, lawn and flower beds to mingle casually together, joined by lovely pathways through the planting. The garden is a good size, so there is ample space for fun and games whilst still leaving lots of room for casual seating and outdoor dining furniture. Set within the rear garden is a fabulous summer house, complete with its own verandah.

#### Location:

This lovely home is located within a quiet residential cul-de-sac on the outskirts of the ever popular village of Digswell. Welwyn North Station is within a 10 minute walk, from where fast commuter trains can reach London King's Cross in just 19 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. The property is in the catchment area for 'Good' state primary and secondary schools. A number of private schools are also nearby including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stansted Airports are within a 30 to 40 minute drive.



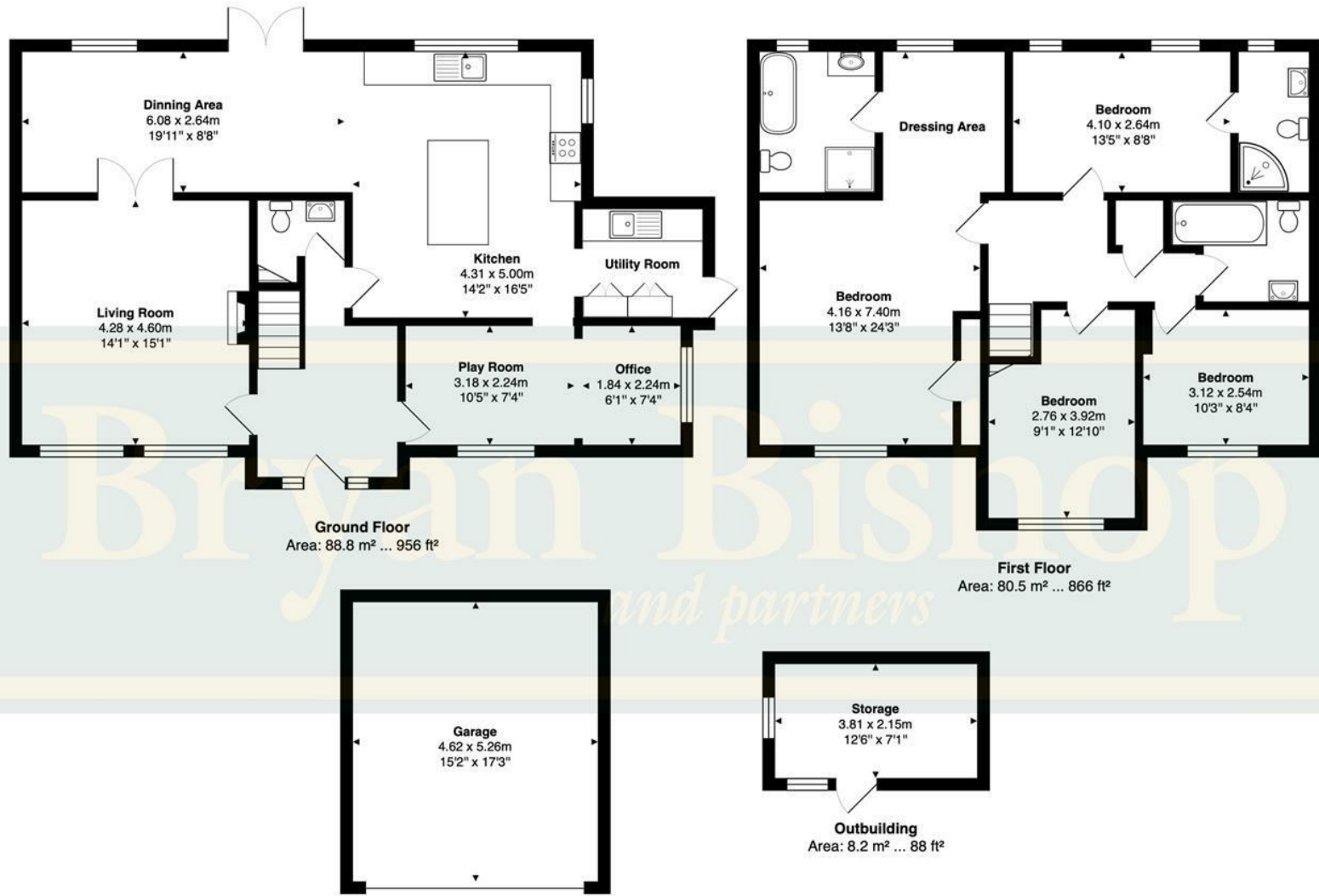












Total Area: 201.7 m<sup>2</sup> ... 2171 ft<sup>2</sup>

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>45</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |















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