



**Bryan Bishop**  
*and partners*

**St. Ives Close**  
**Welwyn, AL6 0BB**  
**Guide price £775,000**







# St. Ives Close

## Welwyn, AL6 0BB

### Summary:

Bryan Bishop and Partners are truly delighted to present this substantial and beautifully proportioned four-bedroom, two-bathroom family home, enviably positioned at the end of a peaceful cul-de-sac in the highly sought-after village of Digswell. Occupying a generous plot, the property offers thoughtfully extended ground floor accommodation, including a superb playroom and an elegant dining room, alongside a landscaped rear garden and expansive driveway parking.

Already a spacious and versatile home, it also presents an exciting opportunity for further enlargement or reconfiguration (subject to the usual planning consents), allowing incoming owners to tailor the space perfectly to their family's evolving needs.

### Accommodation:

A wide and welcoming entrance hall sets the tone for the home, offering an immediate sense of space and light, with doors radiating to the principal ground floor rooms. From here, access is provided to a particularly useful triple-aspect office, ideal for modern home working as well as a functional downstairs shower room.

The living room is a wonderfully generous reception space, enhanced by a large front-facing window that floods the room with natural light. A centrally positioned electric fireplace provides both a charming focal point and cosy warmth during the colder months, creating a room that is equally suited to relaxed family evenings and entertaining guests.

To the rear of the property lies an impressive open-plan kitchen and dining area, flowing seamlessly into an additional family room. The dining room is a standout feature, crowned by a vaulted glazed ceiling that draws in abundant daylight and frames delightful views of the garden beyond. The kitchen itself is well-appointed with a range of base and eye-level units, integrated and freestanding appliances, and convenient access out to the garden. A further door leads to a double-aspect playroom/reception room, offering flexibility as a children's retreat, snug, or additional entertaining space.

Upstairs, a wide and naturally bright landing gives access to four well-proportioned double bedrooms. The principal bedroom enjoys built-in wardrobes and a pleasant front aspect overlooking the quiet cul-de-sac. The remaining bedrooms are equally generous and are served by a well-appointed, fully tiled family bathroom.

### Exterior:

The rear garden is an undeniable highlight of the home, a beautifully maintained and thoughtfully landscaped haven designed for both relaxation and enjoyment. Predominantly laid to a generous central lawn, it is framed by well-established, mature flower beds that offer vibrant colour, texture, and seasonal interest throughout the year. This wonderfully private outdoor space provides the perfect setting for family life, summer entertaining, or simply unwinding in peaceful surroundings.

To the far end of the garden sits a practical storage shed, ideal for housing garden equipment and outdoor essentials. To the front, a substantial driveway offers plentiful off-street parking for multiple vehicles, adding both convenience and practicality to this superb family home.

### Location:

Situated within a quiet residential cul-de-sac in the ever-popular village of Digswell, this home enjoys both tranquillity and exceptional convenience. Welwyn North railway station is just a five-minute walk away, providing direct services to London King's Cross in approximately 30 minutes—ideal for commuters.

The village itself offers a charming selection of local amenities including shops, St John's Primary School, the popular The Cowper Arms, a tennis club, and a variety of community groups and societies. The nearby town of Welwyn Garden City, just a couple of miles away, provides a comprehensive range of shopping, dining, and leisure facilities.

Surrounded by picturesque countryside, residents can enjoy miles of scenic walks along established footpaths and bridleways. The area is also renowned for its excellent educational provision, both state and private, including Sherrardwood School, Haileybury, Duncombe School and Heath Mount School.

For motorists, the A1(M) provides swift access to the M25, while both London Luton Airport and London Stansted Airport are reachable within approximately 30–40 minutes by car.

This is a rare opportunity to secure a substantial and adaptable family home in one of the area's most desirable village settings.











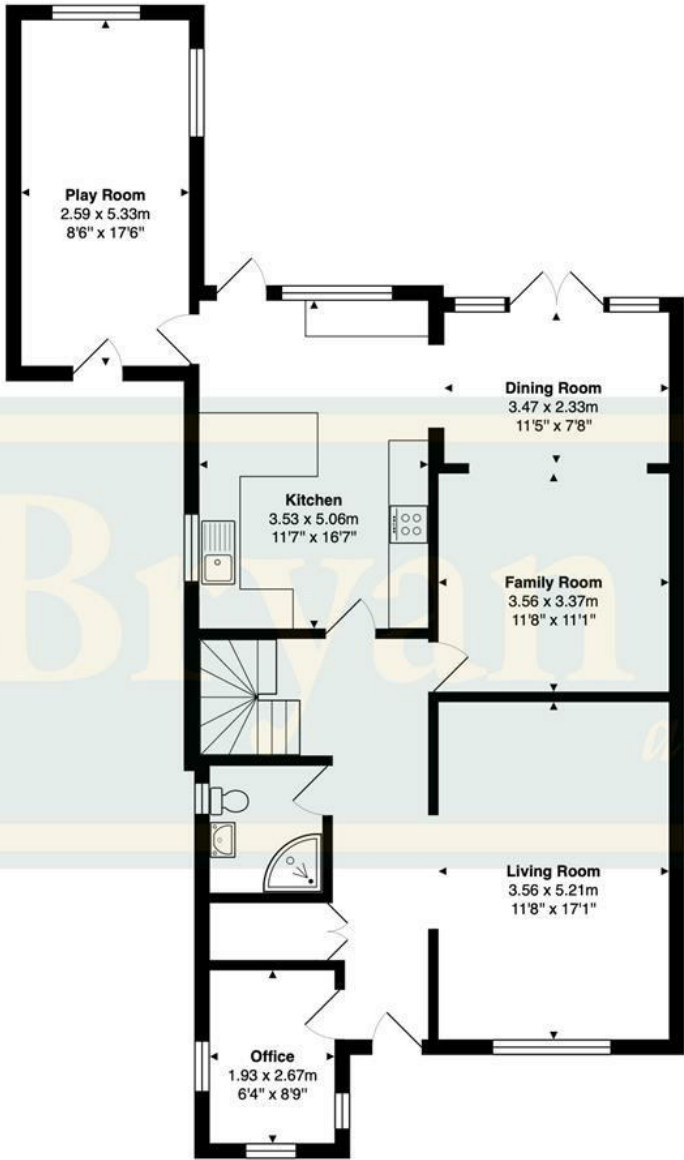




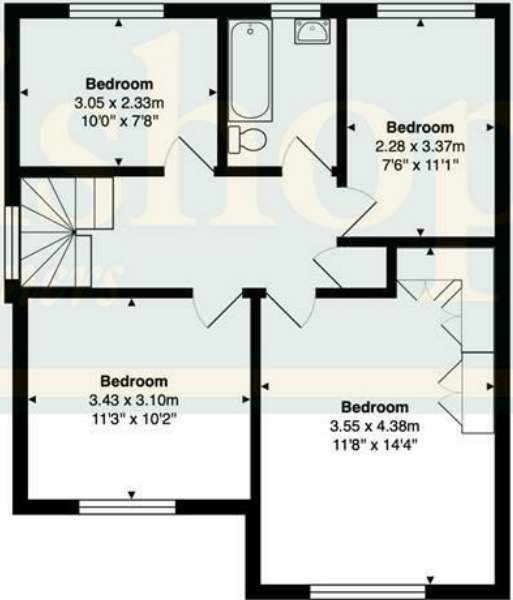








**Ground Floor**  
Area: 98.4 m<sup>2</sup> ... 1059 ft<sup>2</sup>



**First Floor**  
Area: 58.8 m<sup>2</sup> ... 632 ft<sup>2</sup>

Total Area: 157.1 m<sup>2</sup> ... 1691 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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