



Bryan Bishop
and partners

Carleton Rise
Welwyn, AL6 9RA
Guide price £850,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this extremely attractive and immaculately presented modern four double bedroom, three bathroom detached family home set along a quiet residential road yet just a few minutes away by foot from the vibrant and thriving centre of Welwyn village. This property offers spacious and flexible accommodation that includes a useful ground floor shower room, a separate utility/laundry room, a gorgeous first floor terrace and a large detached double garage/workshop along with generous gardens to the front and back of the house. The size and layout of the ground floor makes this wonderful home eminently suitable for a large family and could easily have some space reconfigured to include a bedroom if there was a family member with mobility challenges, with the existing ground floor shower room providing great support.

Accommodation:

The pretty front door, with full height opaque glass panels either side, is set within a fully enclosed porch and opens into a large rectangular entrance hall, giving you ample space to ensure all of your guests receive a warm welcome. From the entrance hall doors open into the living room and dining room, as well as the useful ground floor shower room that doubles up perfectly as a guest cloakroom.

The living room, like the other rooms throughout the house, is large and enjoys a nicely balanced shape, making all of the extensive space completely usable. It stretches fully front to back, with a very smart coal effect fire set into a decorative fireplace along the outside wall, and benefits from large windows at both ends that keep it light and bright throughout the day. Clever design gives the room a door in from the front of the entrance hall and a separate door from the rear corner through to the dining room, enabling an easy flow completely around the central staircase, a valuable asset both for day to day living and when entertaining guests. At just under nineteen feet long this room will comfortably swallow multiple sofas and chairs along with other occasional furniture, and like the dining room, would readily multi-task for you if required, clearly showing the flexibility and adaptability on offer throughout the property.







The dining room is larger still at nearly twenty-five feet long and occupies the central part of the house, neatly linking to the entrance hall, living room and the kitchen, as well as having an external door leading out into the rear garden. It is more than large enough to house a substantial dining table and chairs along with additional casual seating and other items of furniture, and is kept well lit thanks to two large windows set into two different aspects at the rear which coordinate perfectly to create a lovely sun room environment.

The kitchen is similarly blessed with two separate windows to the front and the side, along with a glazed eternal door giving useful access outside. There is a comprehensive array of wall and floor mounted cabinets lining the perimeter walls, providing abundant storage and generous food preparation worktop area, along with designated spaces within the cabinets for larger free standing appliances, like a double width range style cooker, dishwasher and full height fridge/freezer.

Adjoining the rear of the kitchen is a valuable breakfast room, also benefitting from plentiful natural daylight through two separate windows, providing a fabulous space for taking meals together as a family. To the side of the breakfast room is a neat utility/laundry room fitted with a sink and plumbed for a washer/dryer.

Upstairs is a spacious central hallway, nicely galleried over the staircase by a solid wood and glass banister and illuminated by a Velux window positioned above a light tube set into the ceiling. From the hallway doors lead into the four bedrooms and the family bathroom which is equipped with a 'P' shaped bath with a shower fitting and screen above it. All of the bedrooms are doubles in size, with two of them boasting fitted wardrobes and one having the added bonus of a glass door leading out onto a large terrace overlooking the rear garden. If this room was not needed as a bedroom it would surely be the best home office ever created! The principal bedroom has a number of fitted wardrobes and a luxury ensuite shower room.

Exterior:

The extensive frontal area has been largely block paved, allowing more than ample space for many cars to park safely as well as providing easy access to the detached double garage/workshop. The driveway sweeps up to the garage and then across in front of the house, with a smart lawn running in between the drive and the front boundary, with flower borders to one side and alongside the front door bringing plenty of colour. There is a useful separate gated access through from the front to the rear garden, which is secure and fully enclosed making it perfect for children and pets. To the rear a generous paved patio extends completely around the house, neatly linking the access points in the kitchen and dining room and offering multiple places for outdoor casual seating and dining furniture.

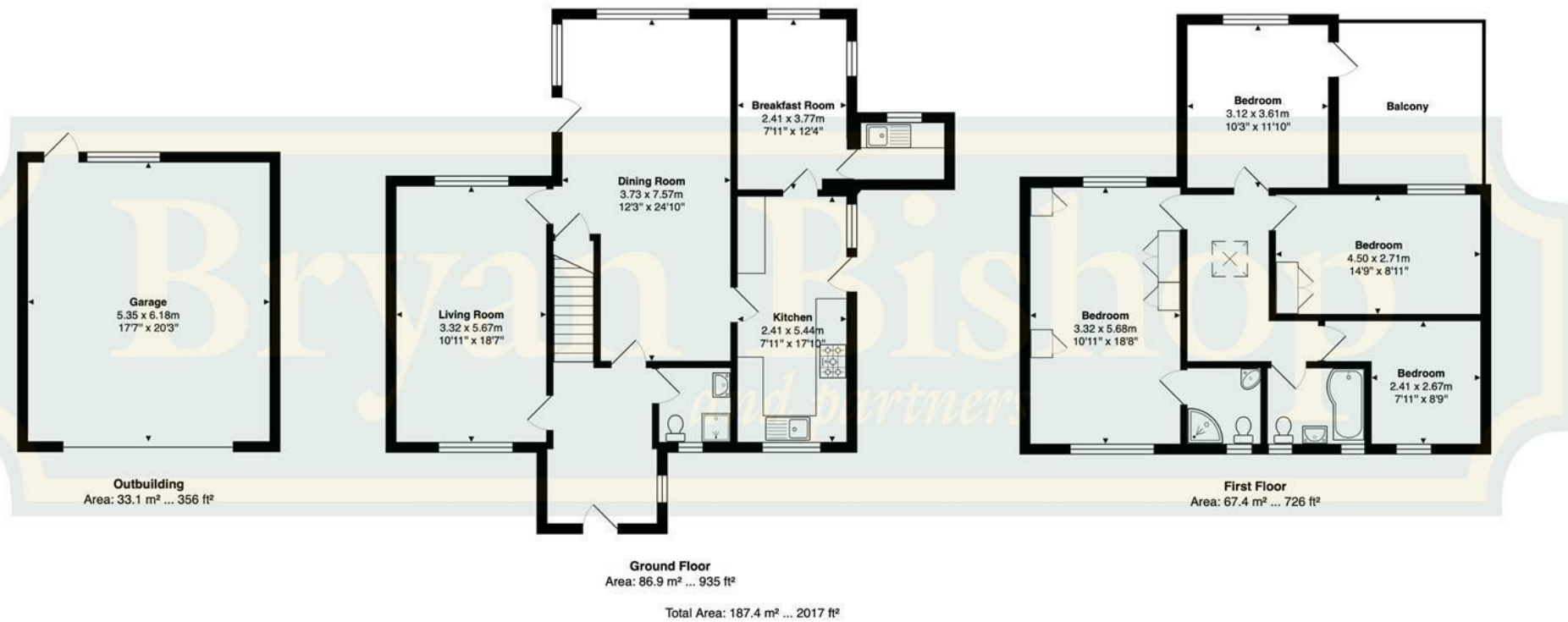
The garden is very large, both in width and length, with a substantial lawn flowing away from the patio to the distant boundary, interspersed with pretty flower beds, a small ornamental pond and specimen trees along the way, eventually coming upon a greenhouse and a useful wooden storage shed at the far end. This is a lovely family garden that enjoys a superb open aspect and is ideal for family fun together and great for entertaining guests.

Location:

This charming property is ideally located in a quiet residential cul-de-sac just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.







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		
England & Wales		
EU Directive 2002/91/EC		







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