



Bryan Bishop
and partners

Whetstone Close
Welwyn, AL6 0QW



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely four bedroom family home situated in a quiet close in the ever popular Oaklands area of Welwyn. This property has been meticulously maintained with no expense spared by the current owners and benefits from high quality fixtures and fittings throughout and many recent upgrades, including new windows and doors, a recently upgraded alarm system, super economical Hive controlled heating and a conveniently placed EV charging point. Enjoying a large corner plot, a long driveway with parking for three cars running up to the double width garage/workshop, available fast cable broadband and an excellent EPC rating, this is definitely a house with all the amenities a modern family could possibly want. Without doubt a buying decision you can confidently make with your head and your heart.

Accommodation:

The stylish, recently installed high security front door, set into an attractive brick built, tiled roof porch, welcomes you into a neat lobby that opens into the large dining room and a perfectly placed guest cloakroom. The cloakroom is nicely lit by a front facing opaque window and has a water softener and plumbing for a washing machine should you wish to use it. The dining room is a great size and shape. Easily large enough for a substantial dining suite and nicely lit by a front facing window. Glazed panelled double doors open into the large living room, giving a lovely open aspect to the room, further enhanced by the pretty staircase, complete with ornate turned banisters, that rises from the corner of the room. From here a further glazed door opens directly into the adjacent kitchen and an under stairs cupboard adds useful and convenient storage space.

The kitchen is a light, bright space thanks to multiple windows set into different aspects, and also benefits from a part glazed door leading out into the rear garden. Abundant wall and floor mounted top quality shaker style cupboards provide ample storage, with stylish quartz worktops providing plenty of food preparation areas. A full complement of premium integrated appliances from Siemens and Miele are all present and correct, just as one would expect in a house of this quality, and a fabulous breakfast bar adds convenience as well as style to this attractive and well specified room.





The living room occupies the full width of the rear of the house and is a large room by any measure at twenty one feet wide. It is flooded with natural light through the rear facing window and the glazed double doors that open directly out onto the patio, which is spread effectively through the house by the internal glazed double doors. A stylish and attractive fireplace adorns the wall at one end, which also benefits from hidden cabling for a wall mounted TV. The shape and size of this room endow it with fabulous flexibility and adaptability. It is certainly large enough for substantial lounge furniture and other additional occasional furniture besides, but it could also easily become an effective multi tasker, covering the role of dining room as well, thereby freeing up the dining room for an alternate use if that suited your lifestyle needs better.

Upstairs is a lovely spacious hallway, nicely lit by a window to the side, and providing easy access to the substantial loft space by way of a pull down ladder. Four double bedrooms are grouped around the upper hallway, with three of them benefiting from fitted wardrobes or cupboards. The generously sized family bathroom boasts a separate bath and shower.

The double garage is fully connected with light and power, naturally lit by a window to the rear and has a useful separate door giving direct access to and from the rear garden. The roof has open rafters giving easy access to the substantial storage space above.

Exterior:

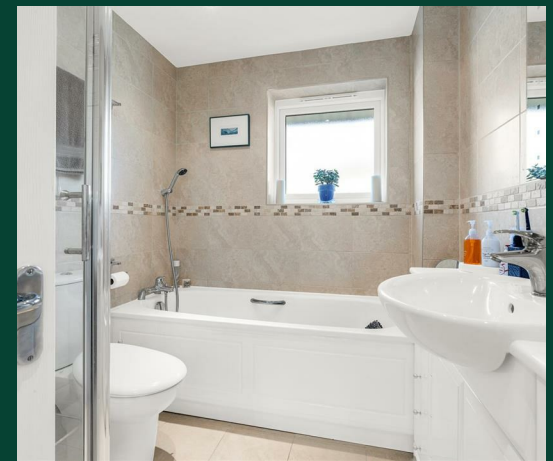
The spacious corner plot brings many advantages to this splendid family home, including a long driveway and a separate convenient gated access to the rear garden, which is fully enclosed and secure, so ideal for pets and children. At the rear is a large garden with a pleasant open aspect. Enclosed by quality fencing and brickwork makes it nicely protected and a great space to enjoy time together as a family or for entertaining guests. A good sized patio extends around the house, leading to a large shed/workshop and the extensive lawn beyond. Mature borders edge the lawn, displaying an array of shrubs, bushes and small specimen trees.

Location:

This lovely family 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 5-10 minutes' walk 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, justly 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.

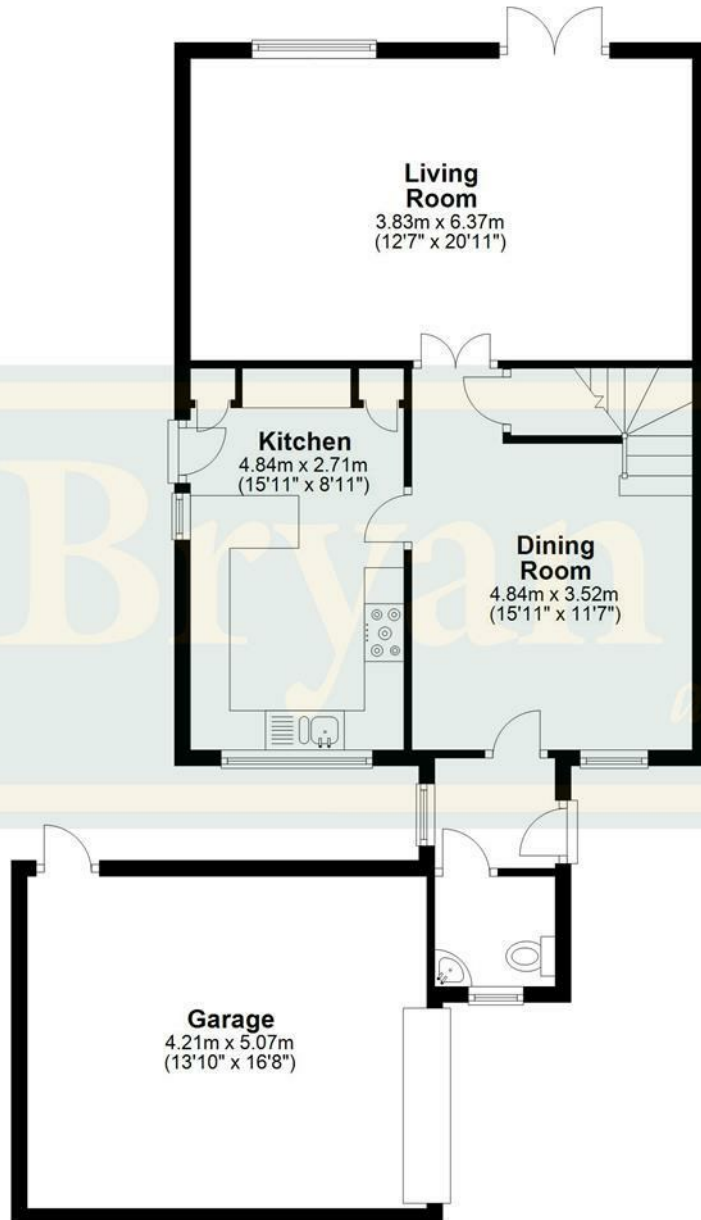






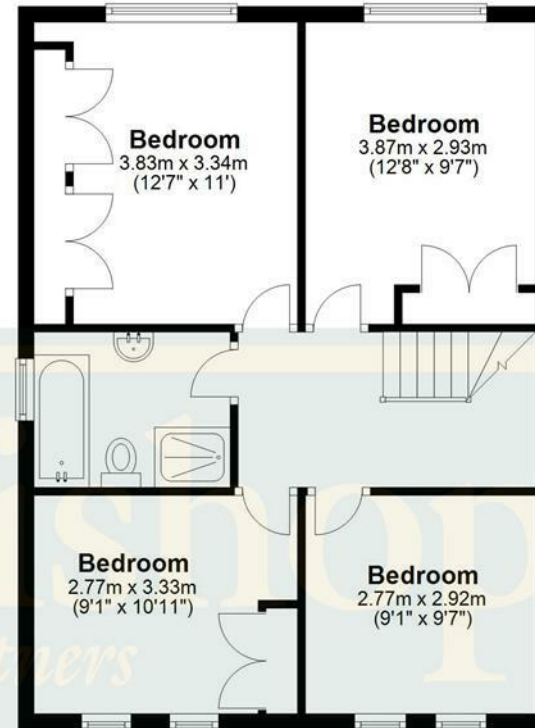
Ground Floor

Approx. 81.8 sq. metres (880.2 sq. feet)



First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 137.7 sq. metres (1482.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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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