



Bryan Bishop
and partners

Carleton Rise
Welwyn, AL6 9RF



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Summary:

An exceptional four double bedroom family home, thoughtfully extended and renovated to an exacting standard with spacious rooms throughout and idyllic views over rolling countryside.

Accommodation:

Enter via a large hallway that is served by a walk in coat/boot room, accessed via sliding doors and with space for storage units. Leading through to a good sized living room with cast iron fireplace and large window with views. To the rear of the property is an open plan Kitchen/Dining/Living 'Super Room' with two sets of sliding doors and roof lantern windows that allow an abundance of natural light to flood in. The kitchen area has a range of base and eye level units with integrated Miele appliances and island with breakfast bar. With space for dining and sitting area, served by a separate utility. The ground floor further benefits from a walk through playroom, home office, cloakroom and integral double garage. The kitchen, study, living room and playroom all benefit from built-in hand painted cabinetry made and fitted by Planet Furniture.

To the first floor, there are four good sized double bedrooms two with an ensuite bathroom, bedrooms three and four are served by a family bathroom and the master suite and bedroom three have fitted wardrobes. Bedroom two was originally two bedrooms and could easily be split again if a purchaser required five bedrooms.

Exterior:

Particularly impressive is the landscaped garden that has been professionally planted and maintained by the current owners and is awash with colour and a variety of seasonal perennials, annuals, shrubs and trees. There is also an established pond, shed, summer house, raised vegetable beds and gazebo with ventilation, heating and built in lighting that creates an impressive atmosphere of an evening.

Location:

Situated on the edge of Welwyn village, it is less than a five minutes walk to the High Street, which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.







GROUND FLOOR

Entrance Hallway

Cloakroom

Boot Room

9'9" x 6'5"

Living Room

20'2" x 15'8"

Office

13'4" x 9'10"

Play Room

9'9" x 10'10"

Kitchen/Dining/Family Room

19'10" x 40'5"

Utility

7'11" x 11'4"

Integral Double Garage

21'2" x 15'11"

FIRST FLOOR

Main Bedroom

13'3" x 22'8"

En-suite

Bedroom Two

21'8" x 11'10"

En-suite

Bedroom Three

10'0" x 13'4"

Bedroom Four

12'1" x 11'7"

Family Bathroom

Landing

EXTERIOR

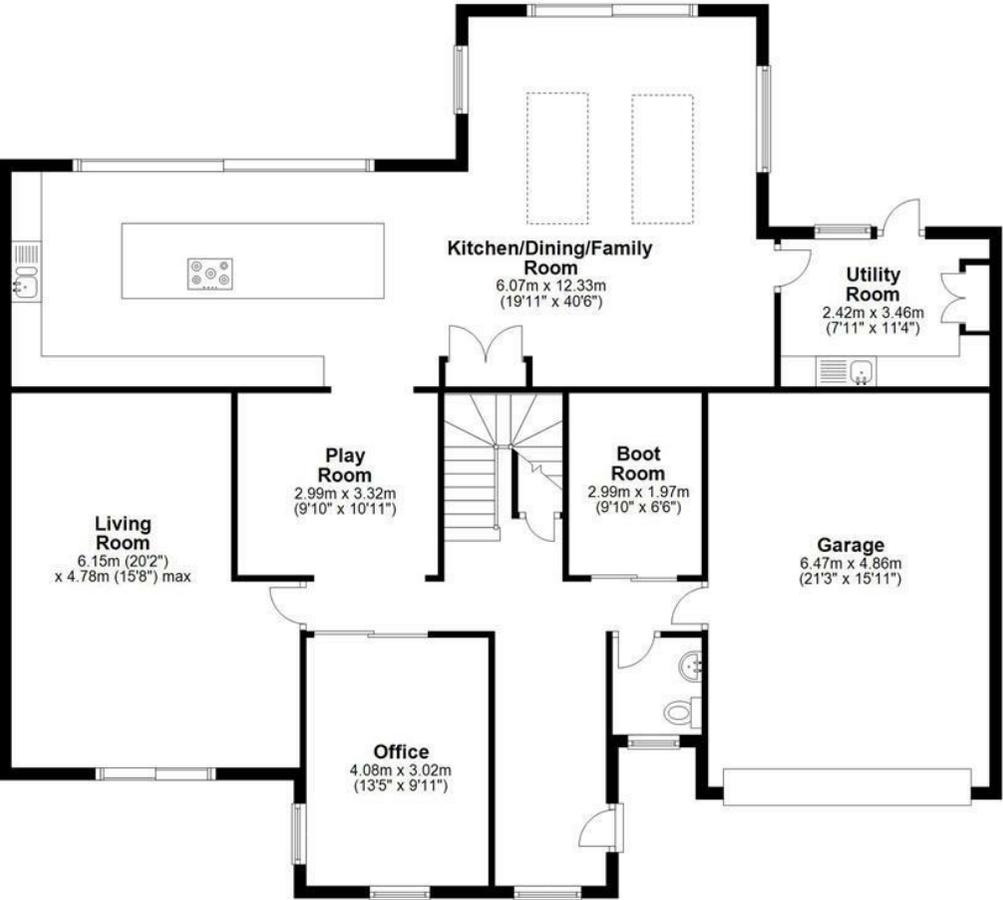
Garden

Driveway

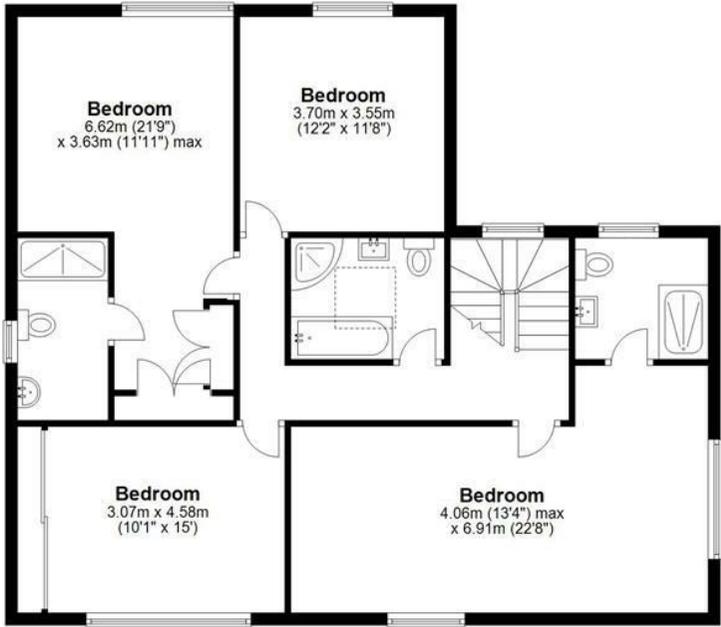




Ground Floor
Approx. 177.1 sq. metres (1905.8 sq. feet)



First Floor
Approx. 98.3 sq. metres (1058.5 sq. feet)



Total area: approx. 275.4 sq. metres (2964.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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			
		67	72

England & Wales EU Directive 2002/91/EC









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