



Bryan Bishop
and partners

Butterwick Way
Welwyn, AL6 9GH



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Bryan Bishop and Partners are delighted to bring to the market this exceptional three bedroom, two bathroom family home set within the ever popular Wilshere Park area of Welwyn. This property enjoys a fabulous and spacious living area and is presented in a decorative order throughout that can only be described as immaculate.

Accommodation:

The front door opens onto a bright and airy hallway with views right through the lounge/dining room to the garden beyond. From the hallway doors also lead to the stunning kitchen and the perfectly placed guest cloakroom.

The kitchen is a stylish triumph of function and form, maximising storage with a substantial array of wall and floor mounted cupboards whilst also comfortably incorporating every integrated appliance a family could possibly need. The room is flooded with light from the lovely bay window to the front, which allows both a great location and plenty of space for casual dining.

The lounge/dining room is absolutely glorious. This is a big room, being over twenty three feet in length and nearly eighteen feet wide. Its great size and shape give you myriad opportunities to configure and furnish it in the way that best suits your lifestyle and needs. It will easily swallow up large lounge furniture and still leave plenty of room for a large dining table. Enhancing all of this is the abundance of natural light that bathes the whole room, thanks to the wonderful bay window to the side and the full width windows to the rear, complete with glazed double doors opening onto the rear garden. This room will undoubtedly be the beating heart of the home and can flex and adapt with you as your needs evolve.

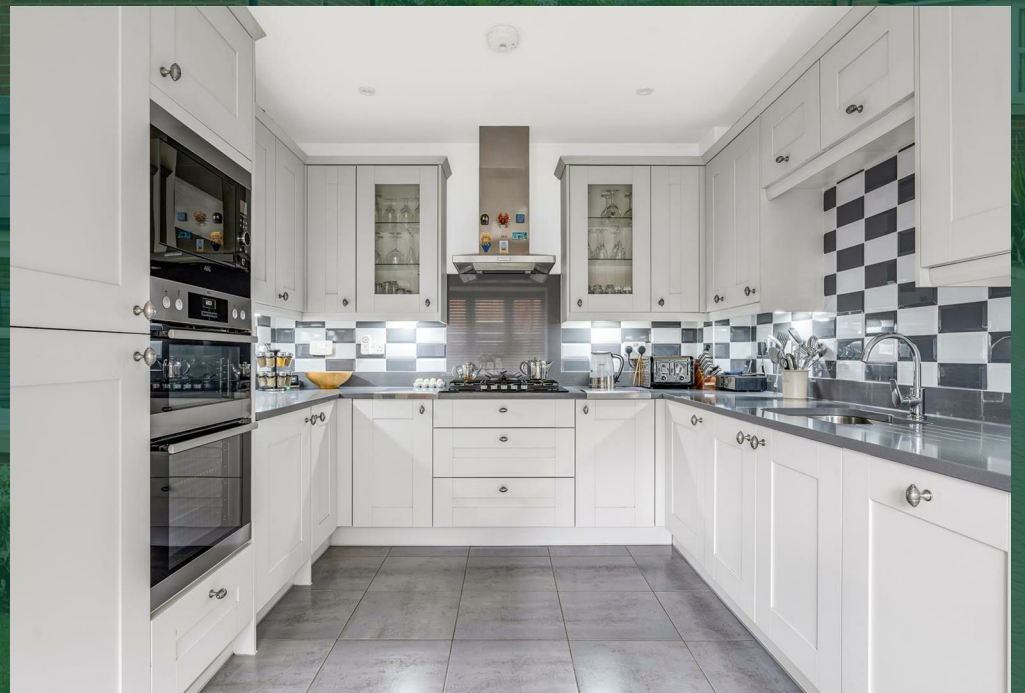
The stairs turn elegantly as they lead up to the spacious upper hallway. From here doors open onto the three bedrooms and the family bathroom. All of the bedrooms, two of which are good doubles, benefit from fitted wardrobes. The master bedroom, well lit by three separate windows to the front, also has a super en suite shower room.

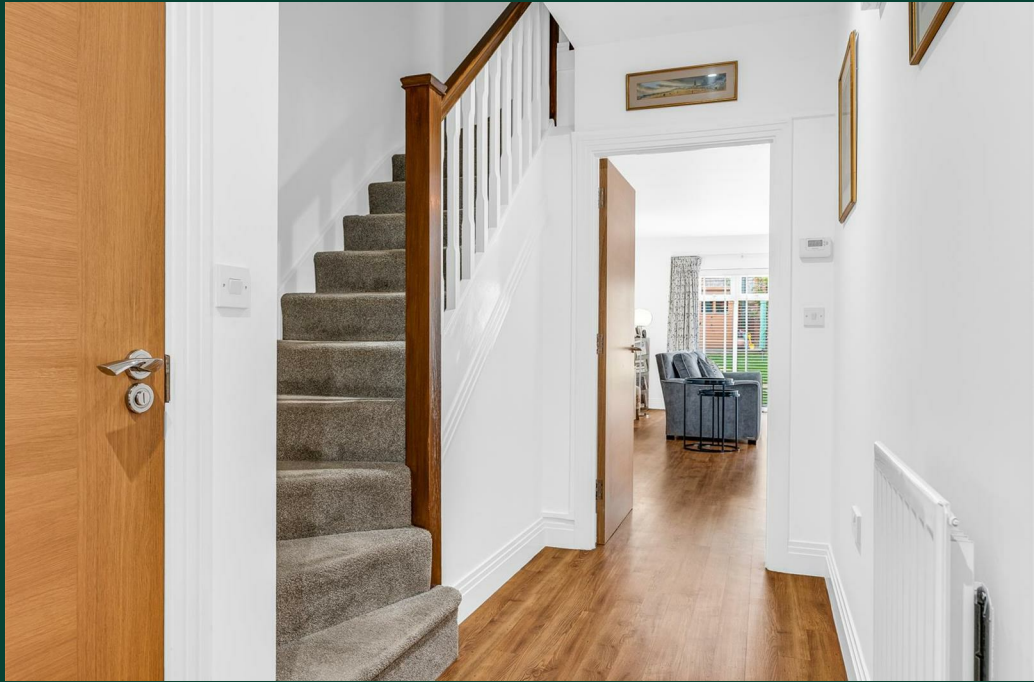
Exterior:

The property is found in a quiet residential area, surrounded by other quality family homes. To the front is a pretty garden with mature hedging and lawn, as well as a driveway for two cars. The front could easily be modified to increase the off-road parking if required. To the rear is a secure, pet friendly garden with a nice full width patio and a good sized lawn. There is a useful separate access to the garden from the driveway to avoid having to walk through the house.

Location:

This property enjoys the enviable and exclusive location of Wilshere Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre 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.







GROUND FLOOR

Entrance Hall

W/C

Kitchen / Breakfast Room

Lounge / Dining Room

16'7" x 10'0"

23'1" x 17'8"

FIRST FLOOR

Bedroom One

16'2" x 8'7"

Bedroom Two

13'4" x 8'9"

Family Bathroom

Master Bedroom

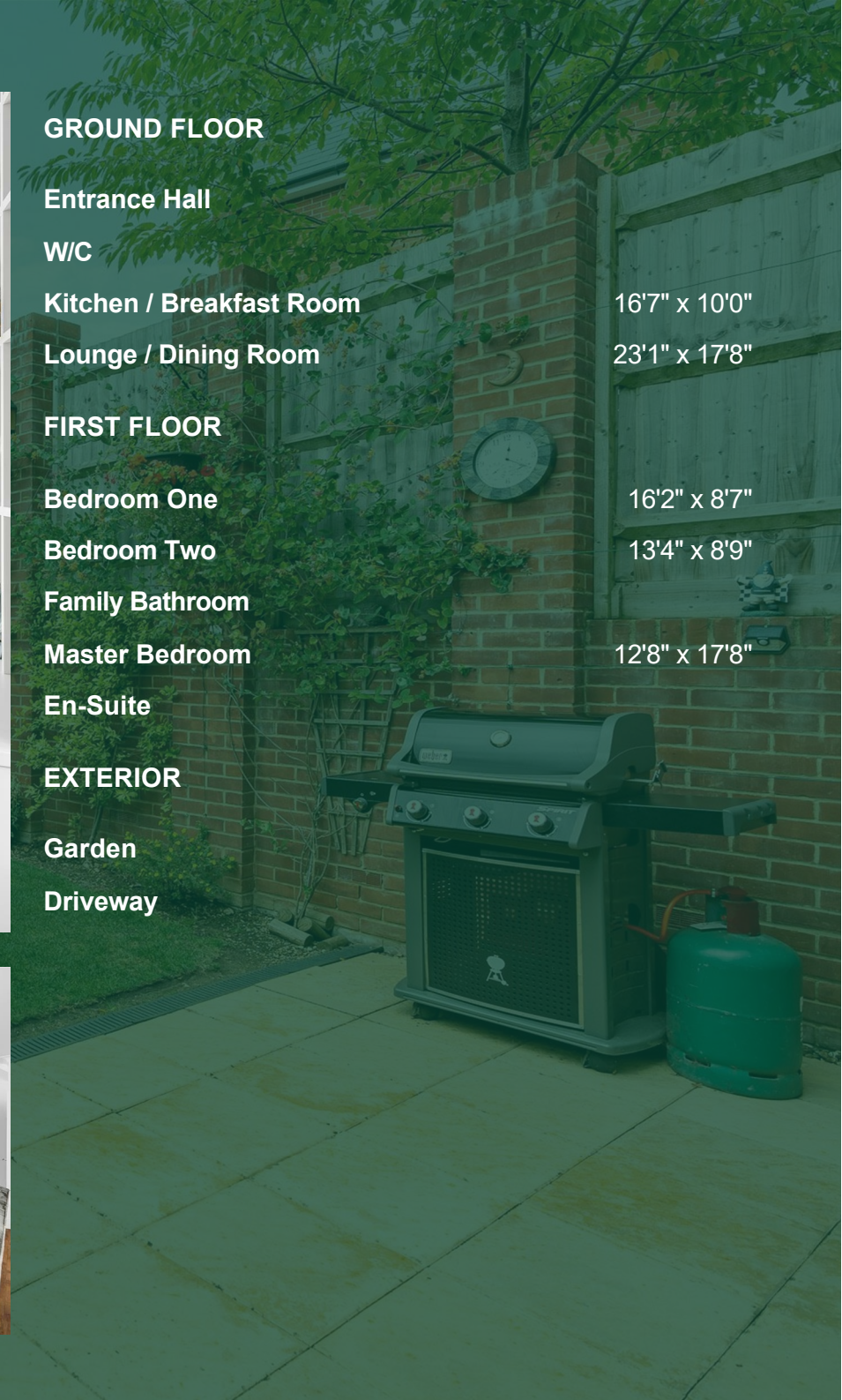
12'8" x 17'8"

En-Suite

EXTERIOR

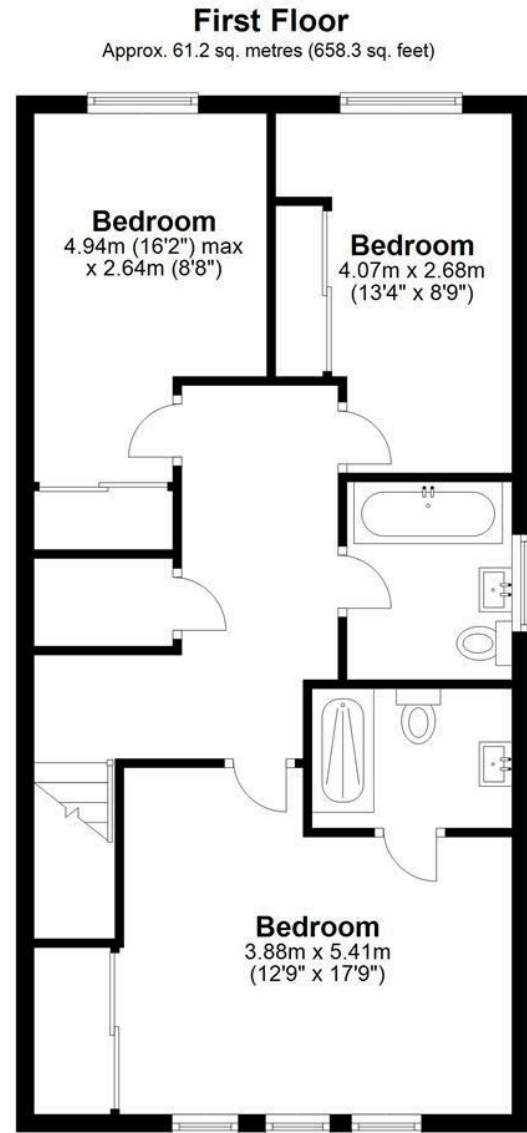
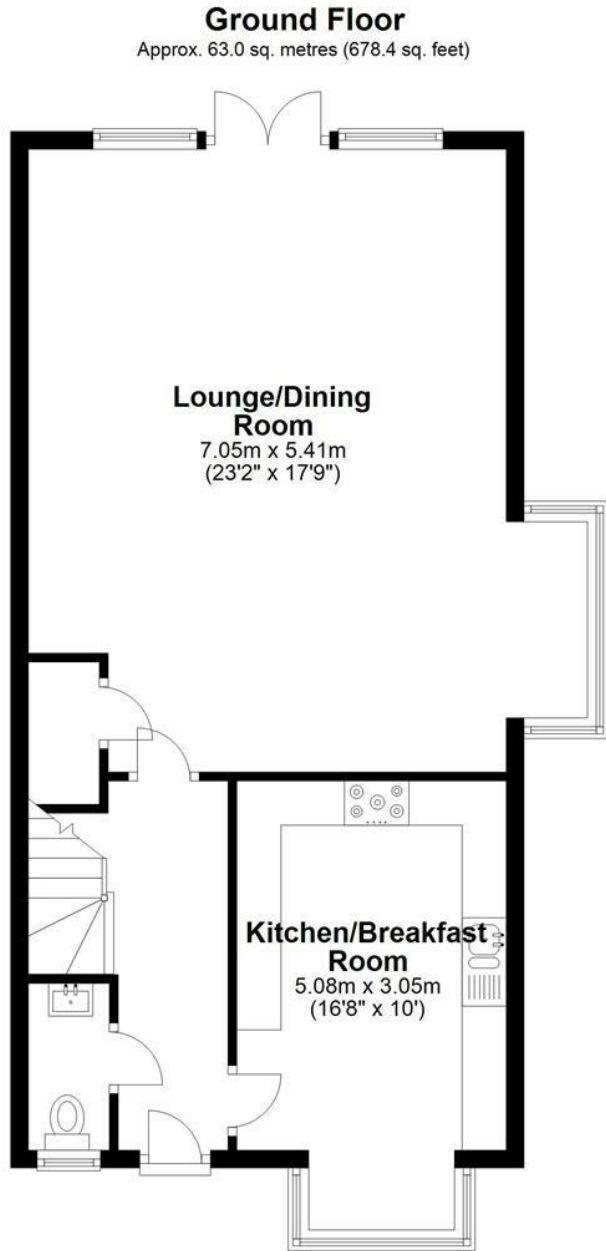
Garden

Driveway









Total area: approx. 124.2 sq. metres (1336.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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