



Strictly Private and Confidential

11 | Cherry Croft | Welwyn Garden City | | AL8 7QU

Summary:

Bryan Bishop and Partners are delighted to bring to the market this fantastic four bedroom, three bathroom family home on the highly regarded north-west side of the ever popular Welwyn Garden City. Positioned on a quiet residential cul-de-sac in a sparsely populated part of the city, the property is within easy reach of the shopping and business districts yet also near the cricket club, Digswell lake and the wonderful surrounding Hertfordshire countryside. This remarkable house has been the recent subject of a comprehensive, no-expense-spared refurbishment, extension and upgrade and is presented in immaculate condition inside and out, displaying all the modern conveniences any family may need, including bespoke internal adjustable shutters to all of the windows, solar panels on both roof slopes, a modern intruder alarm, air conditioning to all of the bedrooms, ingenious design solutions using mezzanine sleeping platforms in two of the bedrooms, a wonderful brick built office/studio accessed from the rear garden and stunning landscaping to the front and rear gardens that provides attractive, practical, low maintenance outside spaces. This is an incredibly versatile house with a spacious and skillfully designed layout that incorporates multiple separate living rooms as well as a useful ground floor shower room that doubles up neatly as a well placed guest cloakroom. All of the work has been completed to the very highest standards, with every detail meticulously planned, making this property absolutely ready for you to move in and enjoy hassle free for many years to come.

Accommodation:

The pretty front door, with an attractive shaped leaded light window, opens into a smart entrance hall, which leads into the large living room on one side, and into the ground floor shower room beyond the staircase on the other.

The living room is a good size and a nicely balanced virtually square shape, allowing it to be furnished in a variety of ways to suit your needs. The room is elegantly designed, with a modern flame effect fire set into one feature wall and a number of stylish recesses into the wall opposite. Comfortably large enough for multiple sofas and chairs, the room is kept light and bright throughout the day thanks to the large front facing window and the open plan arched connection with the rear facing kitchen.

The kitchen is cool and chic, with a comprehensive array of wall and floor mounted cupboards finished in matt grey lining the perimeter, ensuring you will never run low on storage space. Under-cabinet lighting illuminates the bright white worktops, whilst a full complement of premium brand appliances are integrated within the units. This really is a kitchen that is full of style and practicality in equal measure, topped off by an island helping to delineate the space from the adjacent living room that offers more storage cupboards beneath a neat breakfast bar.

Beyond a fully glazed door from the kitchen is the smart dining room, featuring a clever ceiling design with concealed lighting that brings some real architectural flair to the space, further enhanced by the stunning bespoke window shutters that grace the fully glazed doors opening out onto the rear terrace.

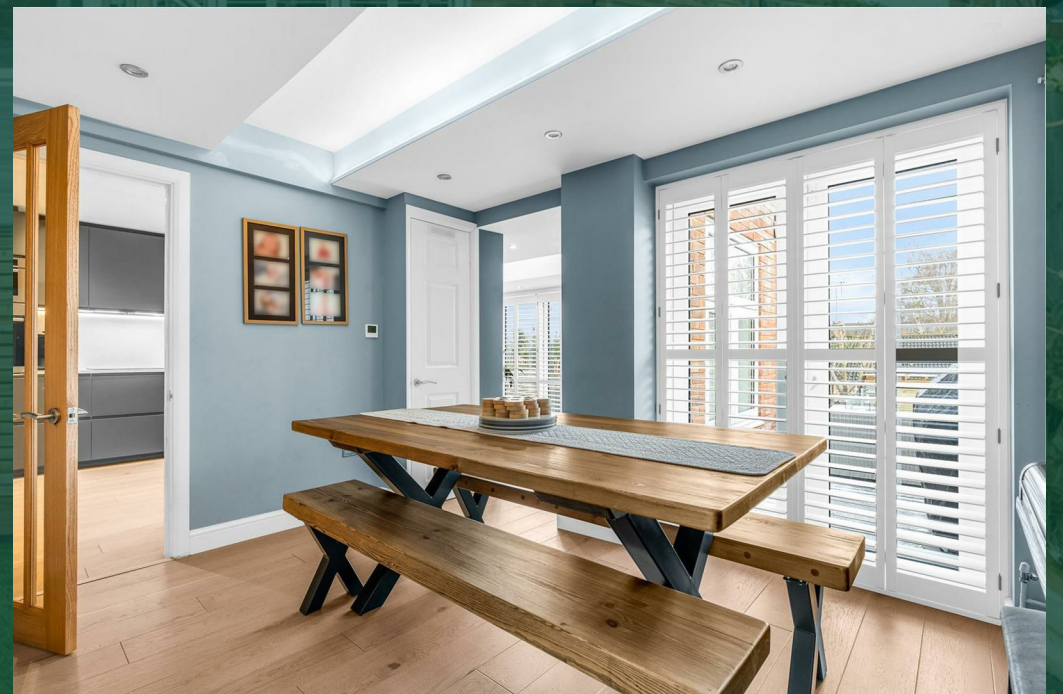
Accessed from the corner of the dining room is a large utility/laundry room, comprehensively fitted out to accommodate multiple washing machines and tumble dryers, with a side facing window and external door.

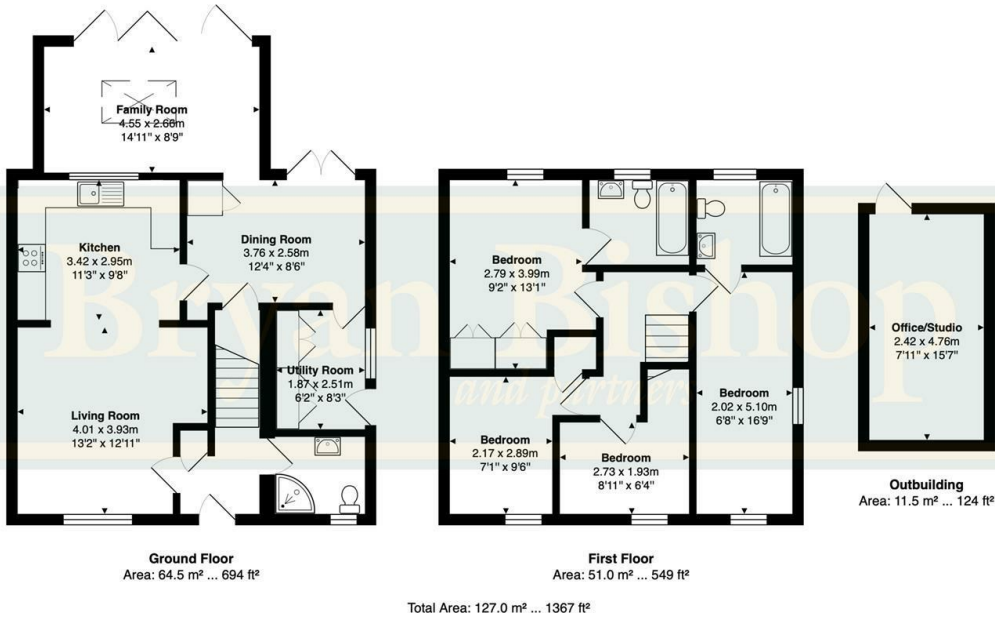
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approximate interpretation for illustrative purposes only and are not to scale, no responsibility is taken for any error, omission, mis-statement or use of data known.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	86	
(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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