



Bryan Bishop
and partners

Butterwick Way
Welwyn, AL6 9GH



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This stunning contemporary family residence, reflecting the refined tastes of its present owners, offers an exceptional living experience across three expansive floors. Upon entering, a grand hallway sets an inviting tone for the home. The main level features an elegant open-plan kitchen and dining area, complete with integrated appliances, a breakfast bar, and a family area. Bi-folding doors provide a seamless transition to the rear of the property. Additionally, the ground floor includes a cozy living room for intimate gatherings, a practical utility room with direct access to the garden and garage, and a conveniently located cloakroom.

The first floor houses four spacious bedrooms, one of which has an en-suite shower room, while another boasts its own private balcony. This floor is further enhanced by a family bathroom, contributing to the home's overall comfort and functionality.

The top floor is dedicated to the luxurious master bedroom, which features a dressing area, built-in wardrobes, and an en-suite bathroom with a walk-in shower, offering a serene retreat.

Externally, the property features a driveway with off-road parking leading to the garage, and gated side access to a large, lawned rear garden, providing a private outdoor space.

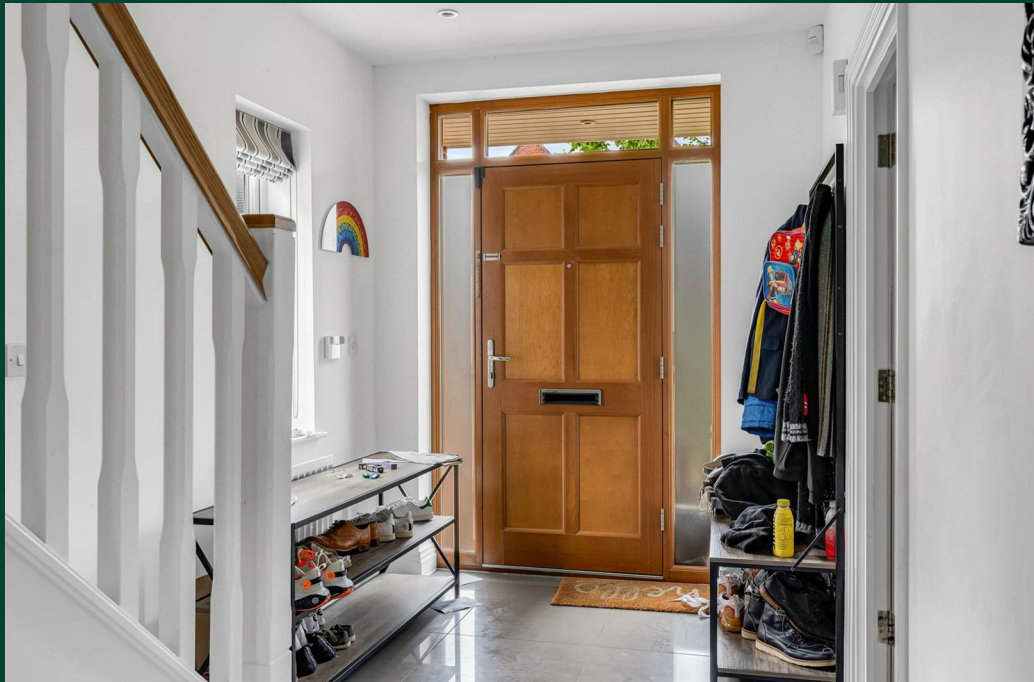
This residence masterfully combines contemporary design with functionality, creating a perfect setting for modern family life.

Situated in a prestigious private development near Welwyn Village, this property offers a peaceful and exclusive living experience surrounded by scenic parkland. A short walk away, Welwyn Village provides various amenities, including a Tesco Express, a doctor's surgery, and several eateries. The village also features the well-regarded St. Mary's primary school and the Welwyn North mainline rail station, offering quick and frequent connections to London.

For more extensive shopping and leisure options, Welwyn Garden City is about three miles away, featuring popular stores like John Lewis, Waitrose, and the Howard Shopping Centre.

The property's location ensures easy access to major road links, including the A1(M), combining the tranquillity of its setting with the convenience of nearby urban amenities, making it an ideal home.





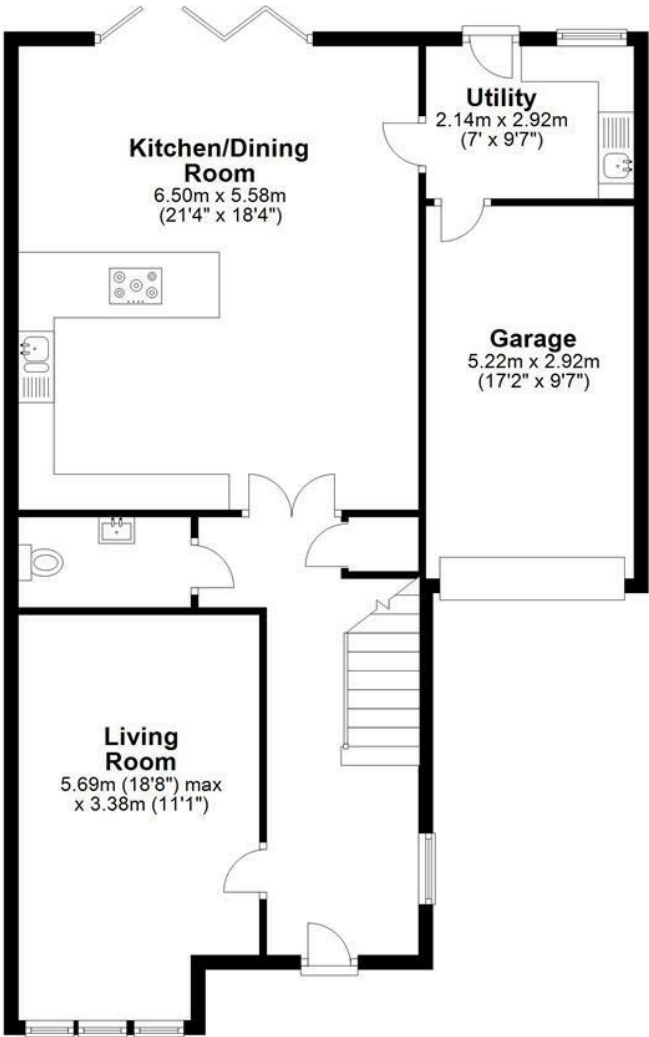






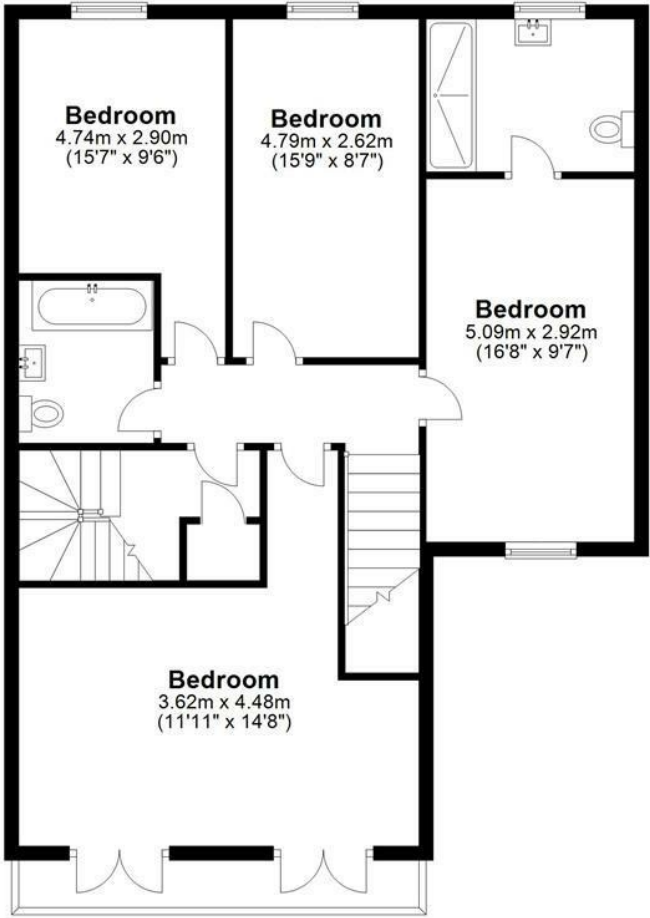
Ground Floor

Approx. 96.0 sq. metres (1033.5 sq. feet)



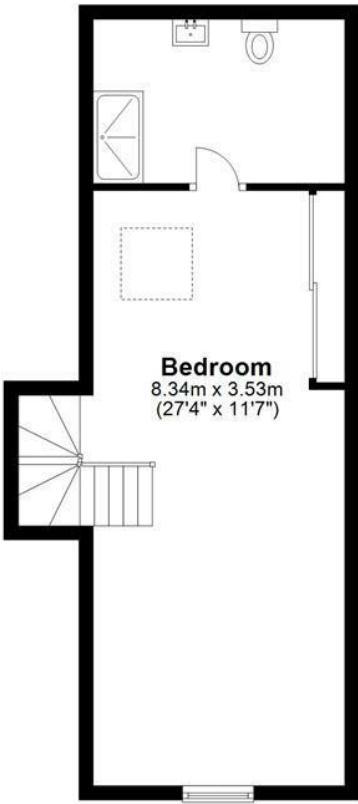
First Floor

Approx. 87.7 sq. metres (943.9 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 223.5 sq. metres (2405.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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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