



56 Carleton Rise, Welwyn, AL6 9RG

**Guide price £760,000**

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

## 56 Carleton Rise, Welwyn, AL6 9RG

This spacious detached family house, situated in the esteemed residential area of Danesbury, offers an unparalleled living experience within a short stroll of the village centre. Boasting a large Kitchen/Diner recently finished to an excellent standard, complete with built-in AEG appliances, this home is a chef's dream. The spacious Living Room seamlessly connects to a bespoke Conservatory, offering enchanting south-westerly views over the garden to open countryside beyond. A Utility Room and a generously sized Study round off the ground floor, creating a perfect balance of form and function. Upward chain complete

### Entrance hall

Kitchen/diner 20'4 x 10'11 (6.20m x 3.33m)

Living room 20'4 x 12'10 (6.20m x 3.91m)

Conservatory 22'1 x 12'11 max (6.73m x 3.94m max)

Study 9'11 x 6'11 (3.02m x 2.11m)

Utility room 6'11 x 5'7 (2.11m x 1.70m)

Bedroom 1 15'2 x 10'3 (4.62m x 3.12m)

En-suite shower room 7'0 x 4'9 (2.13m x 1.45m)

Bedroom 2 12'5 x 10'1 (3.78m x 3.07m)

Bedroom 3 10'10 x 10'3 (3.30m x 3.12m)

Bedroom 4 10'2 x 8'11 (3.10m x 2.72m)

Family bathroom 9'0 x 6'6 (2.74m x 1.98m)

Integral double garage 18'0 x 15'7 (5.49m x 4.75m)

### Bedrooms and Outdoor Bliss:

The first floor hosts four meticulously designed Bedrooms, with the master suite enjoying the luxury of an Ensuite Shower Room. The sunny rear garden, a delightful 60ft retreat, beckons through the Conservatory. Boasting secure gated access to Codicote Road, this outdoor haven features a decked terrace, an enchanting water feature. Shallow steps lead to a lawn surrounded by flower and shrub beds, a timber garden shed, a greenhouse, and additional bark filled soft play area.

### Additional Features:

#### Gas-Fired Central Heating

Recently replaced Double Glazed Windows

Integral Double Garage with electronically-controlled up and over door

Brick-paved drive offering off-road parking for two vehicles

### Location and Services:

Situated within easy walking distance of Welwyn village centre, this property enjoys proximity to essential amenities, including shops, pubs, restaurants, and schools. For those commuting, Welwyn North station and junction 6 of the A1(M) are conveniently accessible, with trains to Kings Cross in approximately 25 minutes. Mains gas, electricity, water, and drainage ensure seamless living, complemented by the efficiency of gas-fired central heating.

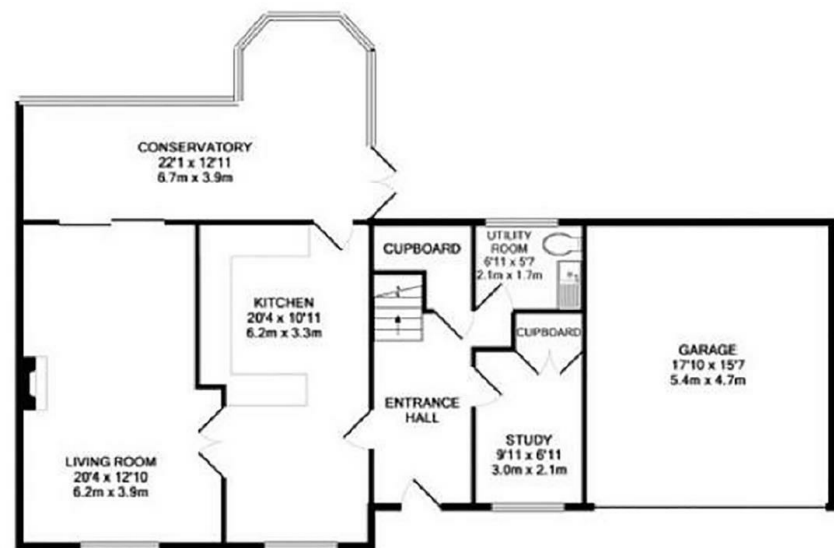
Experience the perfect blend of style, convenience, and tranquility at a home where every detail has been thoughtfully crafted to elevate your lifestyle. Arrange your visit today and envision the extraordinary possibilities that await in this exceptional residence.



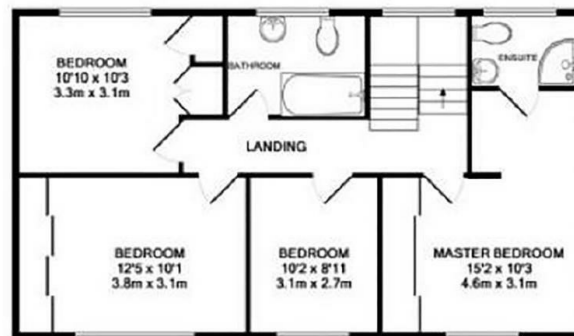
## Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968  
VAT No. 745 8368 91





GROUND FLOOR  
APPROX. FLOOR  
AREA 1173 SQ.FT.  
(108.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 720 SQ.FT.  
(66.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1892 SQ.FT. (175.8 SQ.M.)  
This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed on site.



#### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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