



Carnegie Estate Agents

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Newitt Court, Welwyn, AL6 9FY



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Nestled in the prestigious Wilshere Park development, this stunning semi-detached house in Newitt Court, Welwyn, offers a perfect blend of luxury and convenience. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across 1,897 sq ft, this property is ideal for those seeking a spacious and elegant home. The house features all bedrooms with bespoke built-in mirrored wardrobes, ensuring ample storage space while adding a touch of sophistication. The large master suite with an en-suite bathroom and dressing room provides a private sanctuary within the home and has a balcony. Convenience is key with parking for 2 vehicles, an integral garage, and a drive, making coming home a breeze. Located within walking distance to Welwyn Village and the station, this property offers easy access to amenities and transportation links. Whether you're looking to relax in the comfort of your home or explore the charming surroundings and countryside, this property offers the best of both worlds. Don't miss the opportunity to make this exquisite house your new home sweet home.



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Hall

Lounge
14'8" x 11'5"

Kitchen
21'4" x 18'4"

Family room
18'5" x 8'3"

Utility room

Cloakroom

Garage
21'2" x 9'8"

Bedroom 1
17'5" x 12'1"

En-suite 1

Bedroom 2
15'7" x 8'4"

En-suite 2

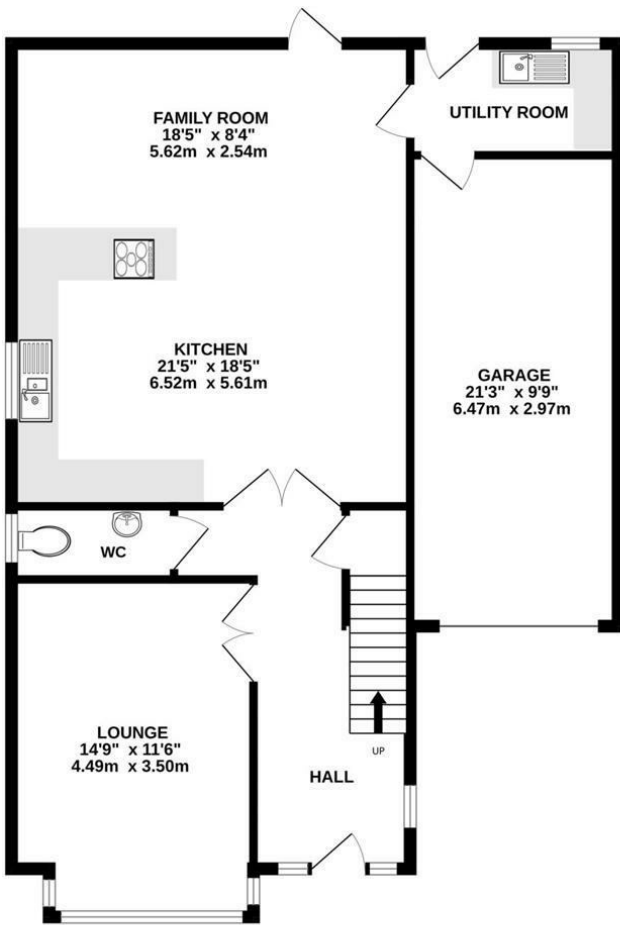
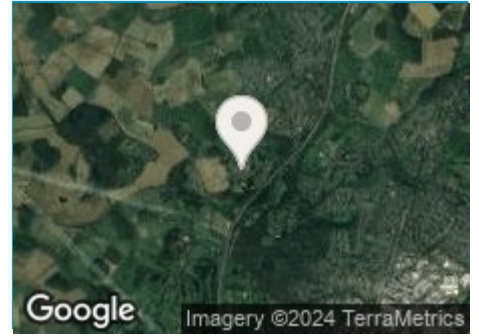
Bedroom 3
15'3" x 9'4"

Bedroom 4
15'4" x 8'5"

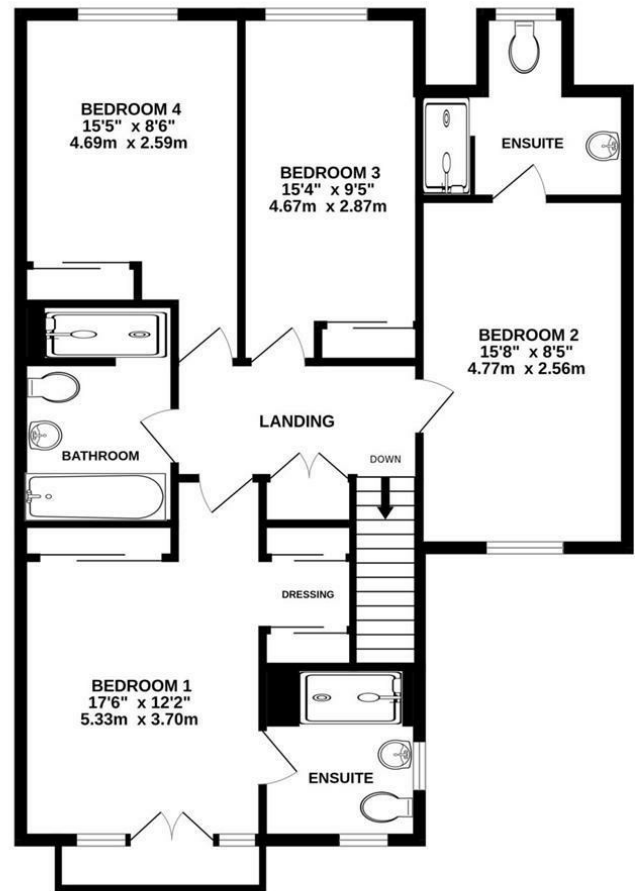
Bathroom

Garden





GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.

TOTAL FLOOR AREA : 1897 sq.ft. (176.2 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.