



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Garage & Large Driveway



Front & Rear Gardens



EPC Band D

Council Tax

Band: G

£3,952.12 Apr 25/Mar 26

Local Authority

Welwyn & Hatfield Borough
Council



New Road, Welwyn, AL6 0AE
Guide Price £875,000 Freehold

New Road, Welwyn

Chain-free and located in the sought-after village of Digswell, just a short walk from the mainline station, this exceptional four bedroom, two bathroom detached home offers spacious living and modern convenience. With a large garden, driveway and a garage, it's the perfect family home, thoughtfully designed and well-appointed throughout.

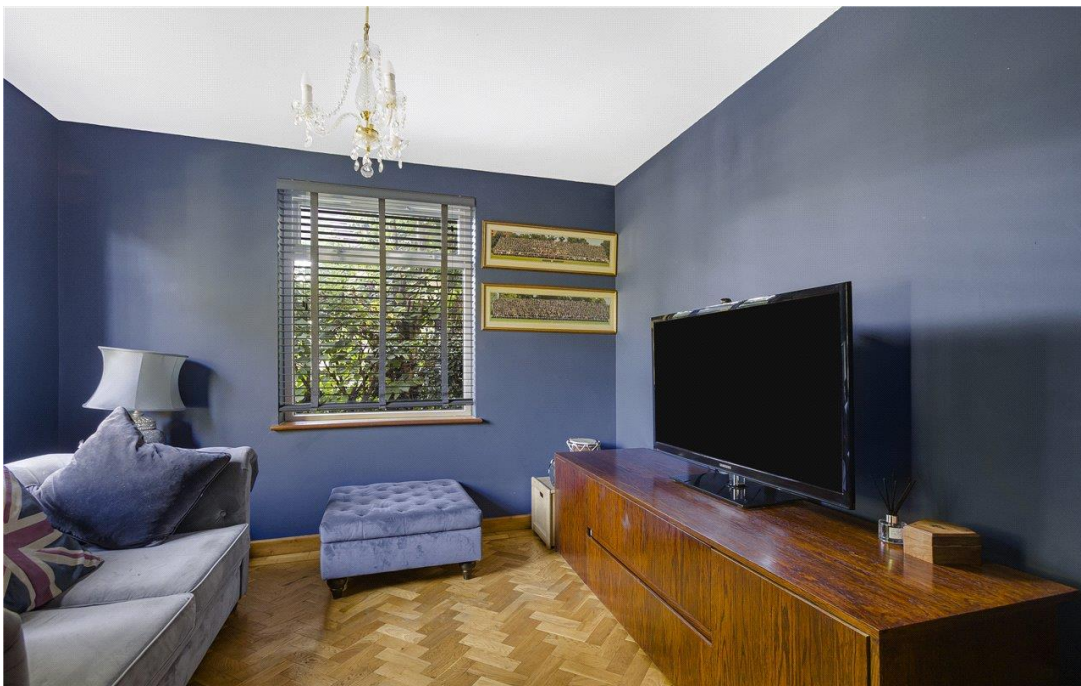
Description

Accessed via a charming garden path from New Road or by car from Harmer Green Lane, this beautiful home welcomes you through a solid oak front door into a bright and airy hallway, illuminated by multiple stairwell windows. The hallway features natural wood herringbone parquet flooring, adding an elegant touch to the entrance. From here, you'll find access to a front-facing study, a convenient guest cloakroom, the kitchen and the expansive living room. The living room is impressively spacious, stretching over 28ft in length, offering possibilities for both relaxation and entertainment. It easily accommodates a large dining table, multiple sofas and chairs, all while being bathed in natural light from two large picture windows and complemented by a cosy log burner, perfect for those chilly winter nights. Adjacent to the living room is a welcoming family snug/TV room, lit by dual-aspect windows and finished with the same parquet flooring. The well-appointed kitchen/dining room, accessible from both the hallway and the living room, features ample storage with wall and floor-mounted cupboards and space for all modern appliances, along with room for a large casual dining table. Large windows overlooking the garden provide plenty of natural light, and the adjoining utility/laundry room offers additional convenience with a door leading to the garden. The utility room also connects to the garage so if additional space is required, could easily be incorporated into the house (subject to the relevant permissions). Upstairs, a bright and airy hallway leads you to four generously sized bedrooms. Two of the bedrooms come equipped with fitted wardrobes, offering ample storage space. The two bathrooms have been thoughtfully designed for maximum convenience; one features a modern shower room, while the other includes a full bath with a shower attachment and screen. Both bathrooms are versatile family spaces, rather than being limited to en-suites, providing a practical and clever solution for busy mornings. Outside, the garden is laid to lawn on both sides of the driveway and is ideal for family gatherings and entertaining. It's gated and thoughtfully landscaped, featuring a blend of patio and lawn areas. Gated pathways on either side of the house lead to the front garden, which is currently a simple, well-kept lawn framed by hedges. However, its generous size and its gentle slope present an exciting opportunity for gardening enthusiasts to create something truly special!

Location

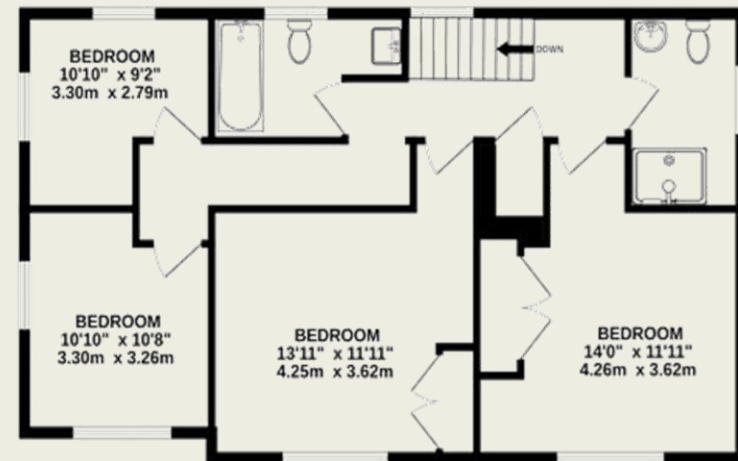
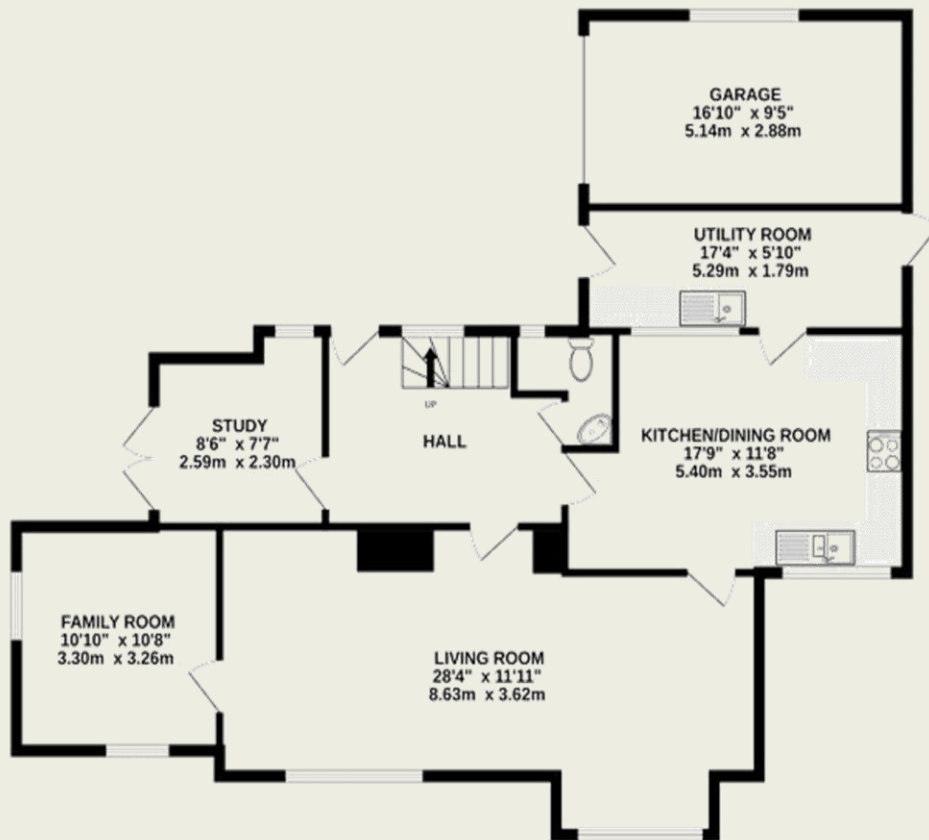
The property enjoys a fabulous location in this prime Digswell address, particularly conveniently placed for Welwyn North railway station serving Kings Cross. Welwyn Garden City town centre is also within easy reach for extensive shopping amenities and Monks Walk secondary school is within walking distance.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 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.