



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



2 Reception Rooms



Garage & Driveway



South East Facing Rear
Garden



EPC Band B

Council Tax

Band: G

£3,776.53 Apr 24/Mar 25.

Local Authority

Welwyn & Hatfield Borough
Council



New Place, Welwyn, AL6 9QA
Guide Price £1,100,000 Freehold

New Place, Welwyn

Located on a highly sought-after road, just a short stroll from the bustling heart of Welwyn village, this extensively enhanced family home showcases a thoughtfully designed and beautifully presented interior. Complete with a sun-drenched south-east facing garden, parking and a garage, it offers the perfect blend of style, comfort and convenience.

Description

Nestled on a prestigious private residential road just steps from the heart of the village, this beautifully presented detached family home offers a perfect blend of modern comfort and timeless elegance. Thoughtfully enhanced and meticulously maintained by the current owners, the property boasts a stunning rear extension and has been fully refurbished throughout, making it truly move-in ready.

Step through the inviting front door into a spacious and welcoming hallway, complete with two practical storage cupboards and a cloakroom with wc. The layout flows seamlessly, offering access to a bright front-facing study, a well-appointed kitchen at the rear and double doors that lead to a stunning living room. Bathed in natural light from its triple-aspect windows and highlighted by a charming feature fireplace, this living space connects effortlessly to the rear extension, creating an open, airy ambiance. At the heart of the home lies the impressive kitchen and dining area. This showstopping space, enhanced by roof windows and two sets of French doors, is both functional and stylish. The high-quality cabinetry, granite worktops, breakfast bar and integrated appliances provide a chef's dream setting, while the connection to the garden makes it ideal for entertaining. A large utility room and direct access to the garage add further practicality. Upstairs, a wide landing leads to four generously sized bedrooms, including a principal bedroom with an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, completing this floor with style and convenience. Outside, the south-east facing garden is a private sanctuary, landscaped for relaxation and entertaining. A paved seating area, level lawn, and vibrant flowerbeds create a serene setting for family gatherings or quiet evenings. The front of the property features a driveway with off-street parking.

Location

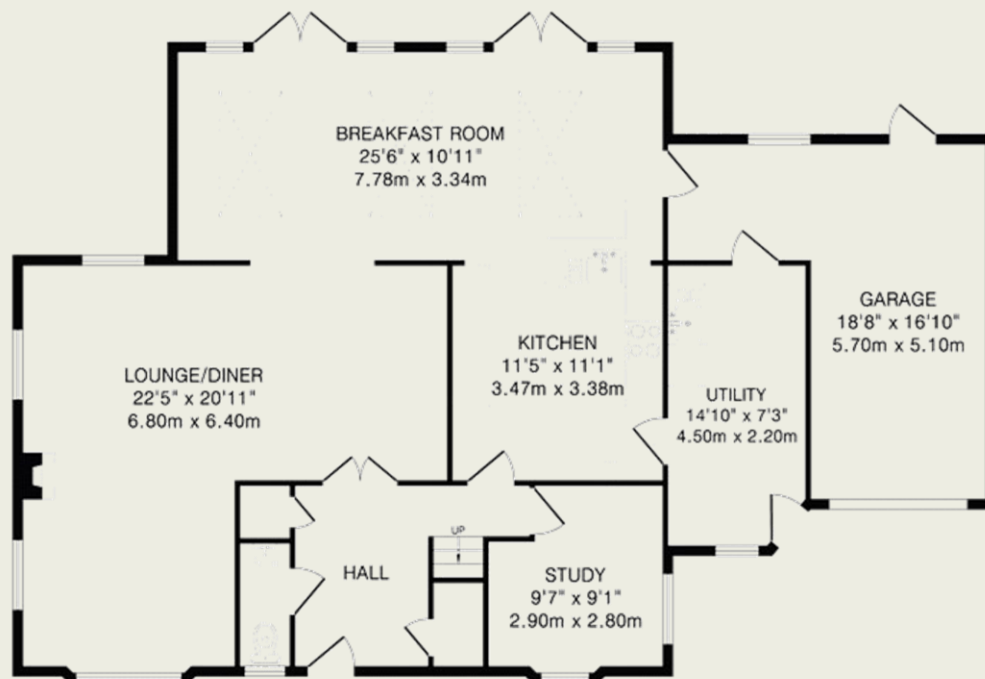
New Place is a highly regarded close within a short and level walk of the village high street, offering a fine selection of shops, public houses and restaurants, a doctor's surgery and a sought after primary school. Welwyn Garden City is approximately two miles away, providing a more comprehensive range of facilities, together with mainline rail stations at Welwyn Garden City and Welwyn North.



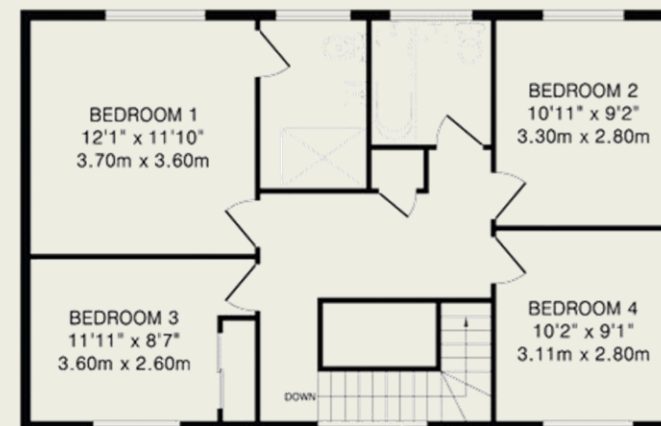


Important Information

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.



Ground Floor
1334 sq.ft.(123.9 sq.m)approx.



First Floor
702 sq.ft.(65.2 sq.m)approx.

TOTAL FLOOR AREA: 2036 sq.ft.(189.1 sq.m)approx.

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