




 3 Double Bedrooms

 2 Bath/Shower Rooms
1 Cloakroom

 2 Reception Rooms

 Garage & Driveway

 Private, Low Maintenance
Rear Garden

 EPC Band B

Council Tax
Band F
- £3,425.17 2025-2026
Local Authority
Welwyn/Hatfield

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Butterwick Way, Welwyn, Hertfordshire, AL6
Guide Price £775,000.00 Freehold

Butterwick Way, Welwyn, Hertfordshire, AL6

A beautifully presented, spacious, semi-detached family home with three double bedrooms, en-suite shower room, private garden and garage, surrounded by particularly attractive grounds on a peaceful, desirable development.

Description

Situated on an elevated, enviable corner plot, this delightful family home's handsome frontage incorporates attractive front garden borders and smart steps leading up to the front door. There is a garage to the side of the property with space to park two vehicles immediately in front of it.

A generous entrance lobby firstly presents a door to a cloakroom on the left and a door on the right leads through into a spacious, dual aspect, stylish, family-orientated kitchen/diner with integrated appliances, gas hob, a range of storage units and plenty of counter-top space. French doors, flanked by floor-ceiling windows, flood the space with natural light and lead out onto a private, low-maintenance garden with attractive tree scape beyond and patio which happily enjoys the afternoon-evening sun. The property's large, dual-aspect living room provides an equally great space for relaxing with family and friends and entertaining. The cupboard beneath the stairs offers plenty of storage space and currently houses a tumble dryer.

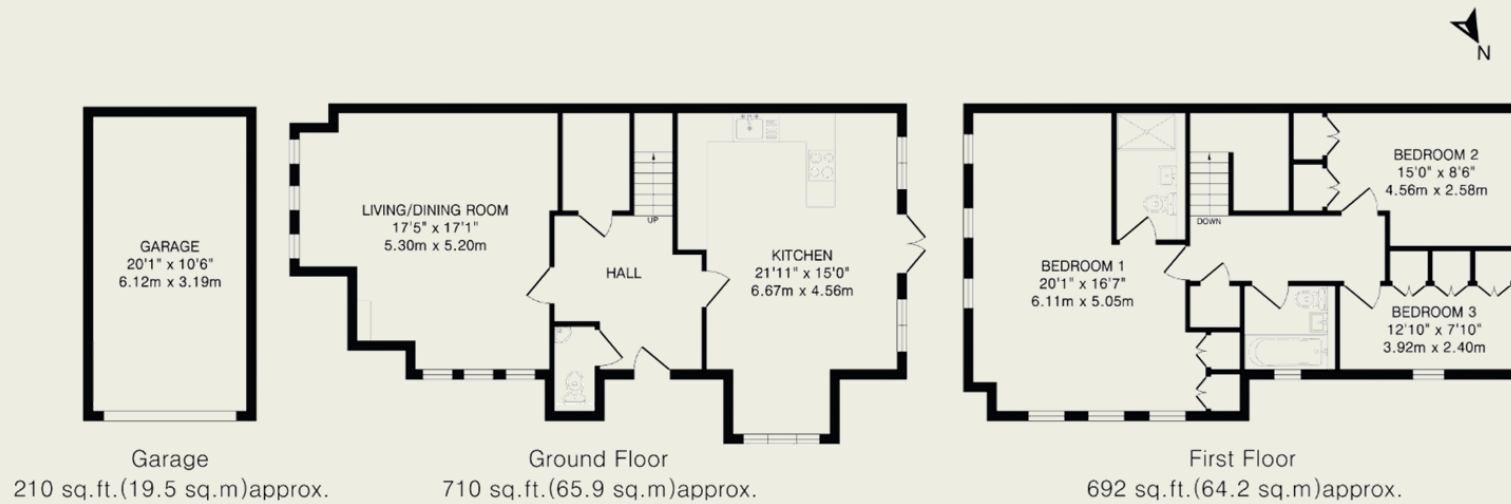
Upstairs, all three bright exceptional bedrooms benefit from extensive fitted wardrobes. The largest, dual aspect bedroom enjoys a uniquely elevated position and boasts a fully-tiled en-suite shower room with heated towel rail. The other two bedrooms are served by a fully-tiled, modern family bathroom with heated towel rail.

Location

The property is situated within an exclusive private residential development on the periphery of Welwyn Village, surrounded by beautiful, mature parkland. The village of Welwyn is within walking distance and offers a range of independent shops, Tesco Express, doctor's surgery, dentist and numerous superb eating and drinking establishments, along with the renowned Tenterfield Nursery and St. Mary's Primary School. Welwyn North mainline rail station, with fast and frequent services to London is close by too in the village of Digswell. Welwyn Garden City with its more extensive range of amenities, including John Lewis, Waitrose, Sainsbury's and the Howard Shopping Centre, is situated approximately three miles away. The property is also close to major road links, including the A1(M) which provides great accessibility.







TOTAL FLOOR AREA: 1612 sq.ft. (149.6 sq.m) approx.
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.