



Bryan Bishop
and partners

The Drive
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this perfectly proportioned four bedroom, three bathroom family home in the ever popular Oaklands area of Welwyn. In immaculate decorative order inside and out, this property really ticks all the boxes for a modern family's needs and is ready to move in and enjoy. The layout shows fantastic skill and thought in its design, ensuring every room enjoys optimum size and shape to best cater for life's pleasures. This is a house that, once you have seen it, you will appreciate as bigger than you thought it would be.

Accommodation:

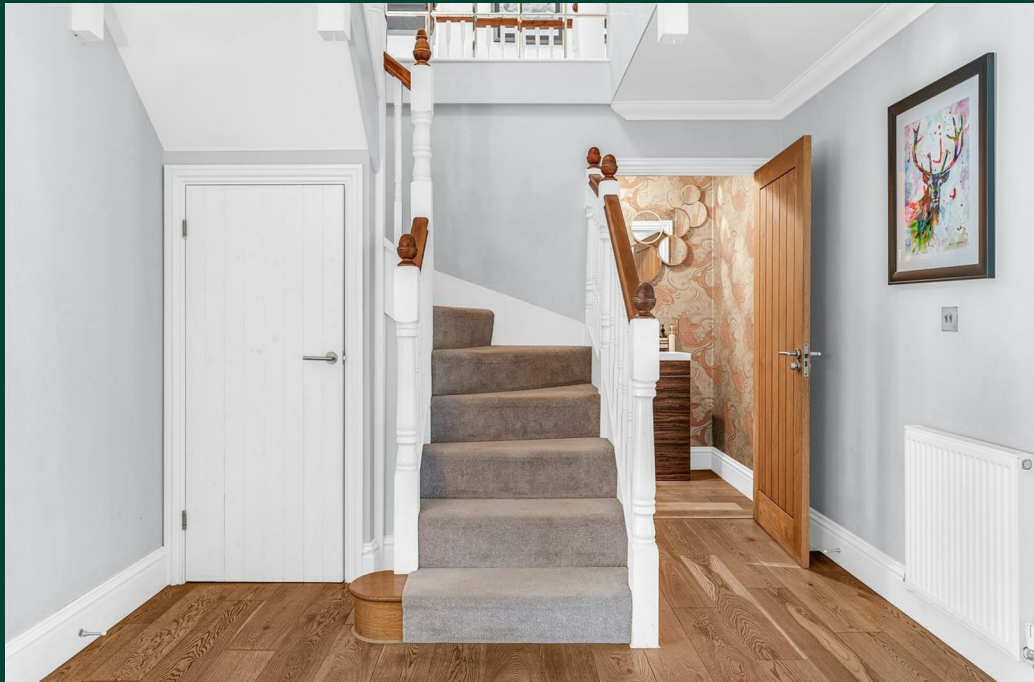
The entrance door opens onto a spacious hallway in the centre of the house, conveniently linking the study/office, family room, living room, kitchen/dining room and a usefully placed guest cloakroom. The hallway is light and bright, benefiting greatly from plenty of natural light through the glazed double doors that open onto both the living room and the kitchen/dining room. Two integrated storage cupboards make good use of every available space.

The study/office is currently performing excellently as a comprehensive work-from-home facility. It is nicely lit by a window to the side and is in a great location, providing the privacy required yet still within easy reach of the rest of the house.

Across the hallway the family room is a useful size, being over fifteen feet in length. Perfect as a hang out space for teenagers, a gym or TV/games room, this room also has a large window and offers useful internal access to the storage room at the front of the house, perfect for cycles etc, which can also be reached from the driveway.

The living room is a wonderful room, bathed in natural light through two large windows to the front. Being twenty feet long and over thirteen feet wide gives you a multitude of options as to its layout and furnishing. It would easily cope with a large lounge suite at one end and a formal dining table at the other. The double doors link it seamlessly to the hallway and kitchen/dining room beyond, giving a lovely flow throughout the ground floor.







The kitchen/dining room is just fabulous. A perfect room for bringing the family together which will undoubtedly become the hub and heart of this super home. The large square shape has been cleverly used so that one side becomes the fitted working kitchen area. Boasting an array of stylishly designed wall and floor mounted fitted cupboards, there are also all of the usual integrated appliances you would expect in a house of this quality. A fabulous feature is the generous island with hob and extractor hood which incorporates a neat breakfast bar for those casual grab and go meals. The remainder of the room is left as open floor space for you to use as best suits you, with casual seating and a large dining table being effortlessly accommodated. A fundamental part of the huge appeal of this large multi function room is the abundance of natural light that floods into it from all around. Both of the outside walls have windows and glazed bi-fold doors making this a wonderful place to spend time all year round.

The attractive staircase, with its nicely turned banisters and decorative finials, curves elegantly up to the galleried first floor hallway. From here there is access to the four double bedrooms and the well appointed family bathroom. Two of the bedrooms have superb en suite shower rooms, with the master bedroom also enjoying a substantial dressing room.

Exterior:

To the front there is plenty of off street parking on the block paved drive, surrounded by grassed areas and flower borders, whilst useful separate access to the rear garden via a side gate avoids tramping muddy feet through the house. To the rear is a nice sized garden, secure and safe for pets and children. Mainly laid to lawn, with borders for shrubs, plants and some small specimen trees, plus a substantial patio running around and across the back of the house.

Location:

This lovely family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justly highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.

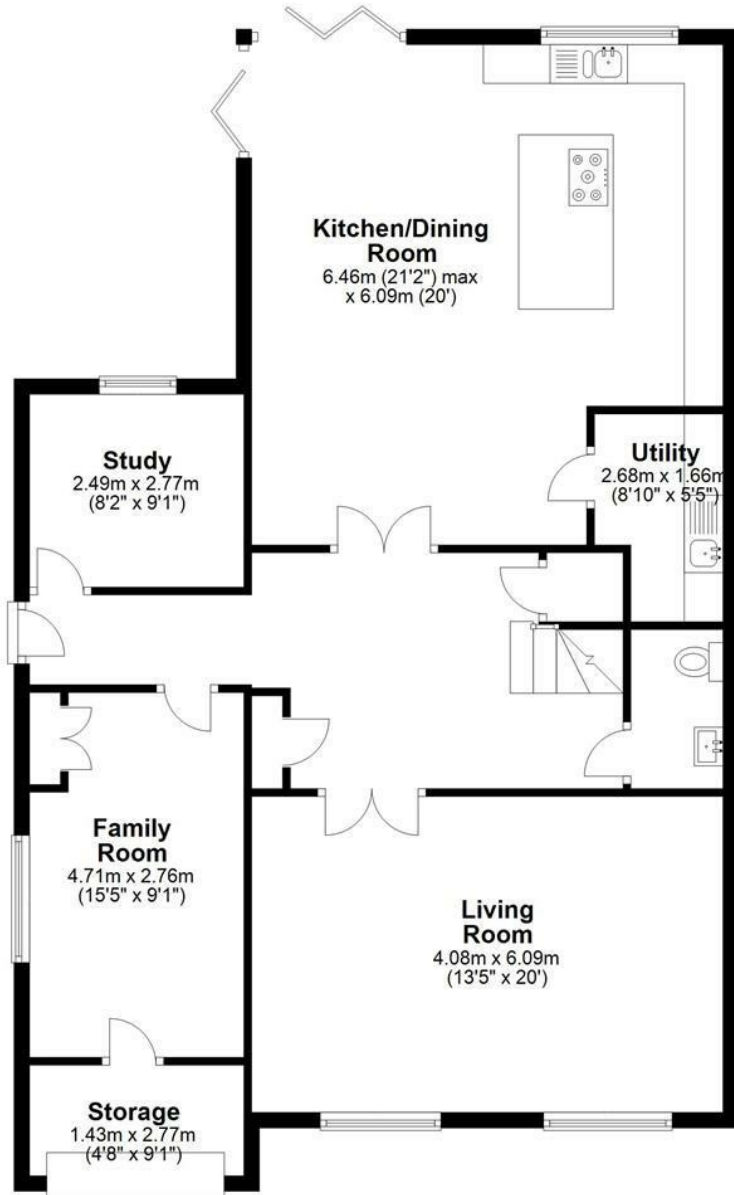






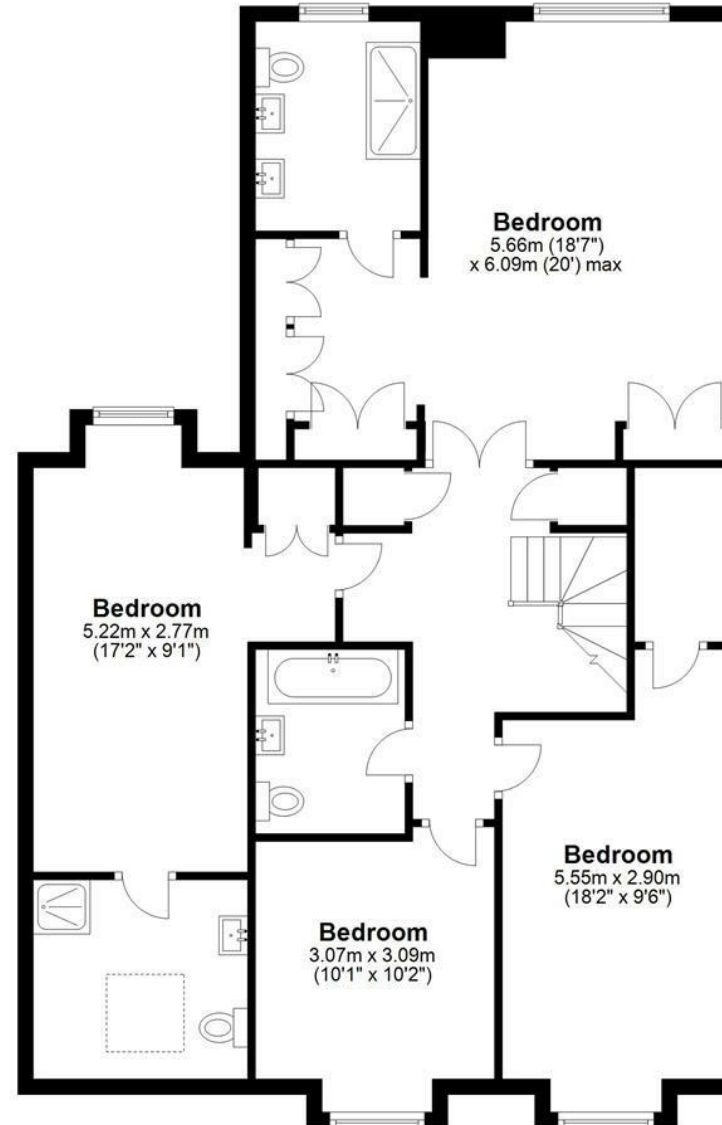
Ground Floor

Approx. 113.0 sq. metres (1216.2 sq. feet)



First Floor

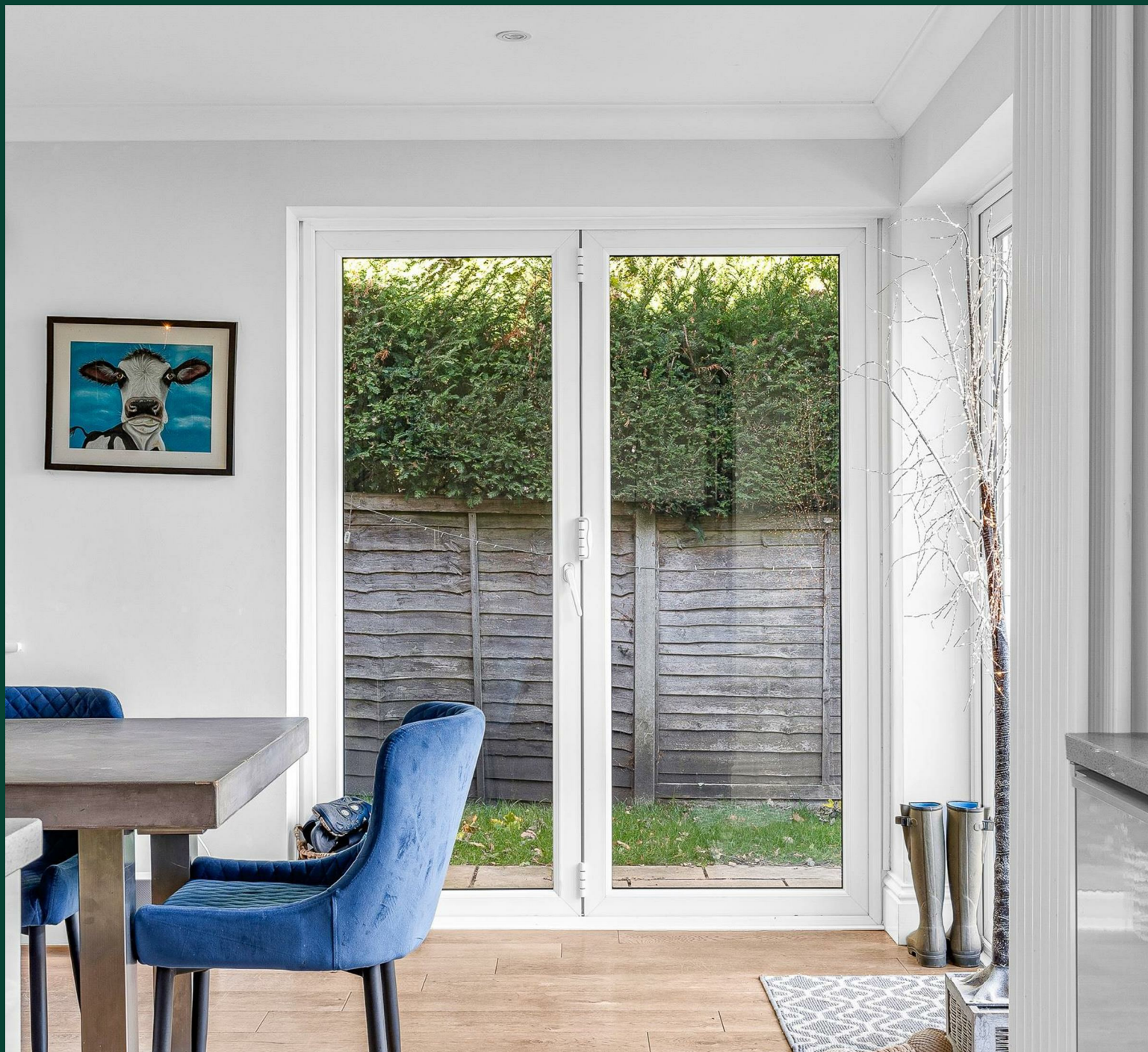
Approx. 107.3 sq. metres (1154.6 sq. feet)



Total area: approx. 220.3 sq. metres (2370.8 sq. feet)

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		
England & Wales		
EU Directive 2002/91/EC		







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