



Bryan Bishop
and partners

The Limberlost
Welwyn, AL6 9TS



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous two/three bedroom bungalow with two bathrooms and an integral garage. Enjoying a perfect location in a quiet residential area just a few minutes from the vibrant village of Welwyn, this attractive property has a nice sized unoverlooked garden, plenty of off street parking and open country views to the front and the rear. The carefully planned layout ensures this family home can flex and adapt to really meet your needs now and in the future.

Accommodation:

The pretty front door with decorative stained glass panels welcomes you into a large square hallway, complete with fitted cupboards and access into the substantial loft space. From the hall doors lead off into both of the bedrooms, the dining room, kitchen and the family shower room which also acts as a conveniently placed guest cloakroom. The dining room is a lovely light, bright room of good size and shape, enjoying an abundance of natural light through the two windows to multiple aspects. The location and proportions of this room would easily enable it to be used as a third bedroom if necessary, particularly as the house is otherwise well endowed with plenty of family space in the living room and family room.

The adjacent living room is a large room, at twenty one feet long, and is bathed in daylight via two windows to the side, as well as, a glazed door with additional windows leading into the family room at the rear. A splendid ornate fire grate sits in a stylish fireplace at the centre of the internal wall, offering a stylish visual focal point as well as cosy winter warmth. This room is easily large enough to fulfil your needs for a living room and a dining room if you so desire it. Extending across the back of the living room and kitchen, and linking nicely with them both, is the super family room. Two large windows and a set of glazed double sliding doors effectively give a whole wall of glass looking out onto the garden and allowing the daylight to flood in. This room plays its part in giving this house a truly flexible and adaptable appeal. Again a large room at nearly twenty one feet long, this room could also perform admirably as a dining room/sitting room.





Conveniently open plan from the family room is the kitchen, enjoying a comprehensive range of wall and floor mounted cupboards providing ample storage, as well as plenty of worktop space and a full complement of integrated appliances. Ergonomically laid out for ease of use, the kitchen also has direct access out into the hallway, giving a nice easy flow around the house. Both of the bedrooms benefit from fitted wardrobes and both of them will comfortably accommodate double beds. One of the bedrooms boasts a fabulous ensuite bathroom with a separate bath and shower.

Exterior:

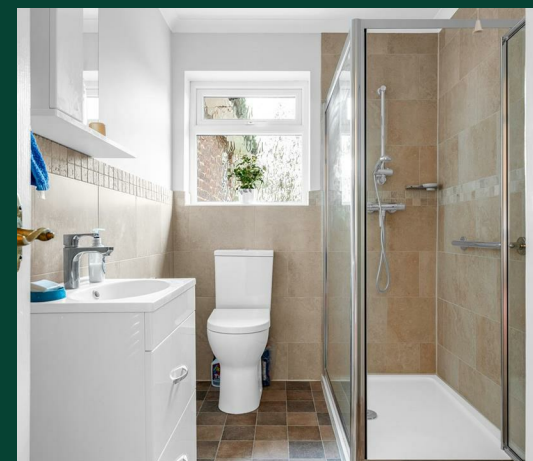
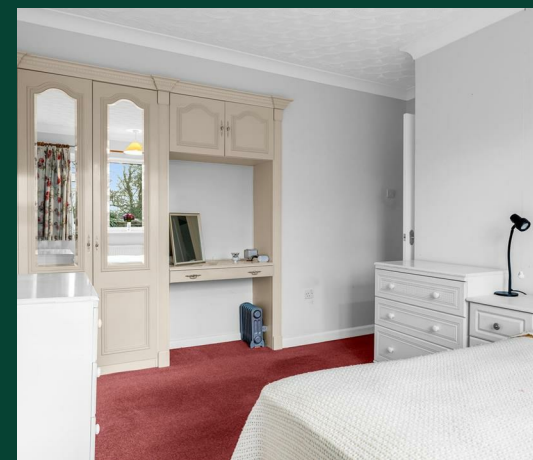
Surrounded by other single storey residences and with a fully open aspect to the front gives a wonderfully spacious feel to the property. This is further enhanced by a skilfully landscaped front garden simply brimming with interesting and attractive specimen bushes and shrubs. Through this the long driveway curves up the gentle slope to the house, opening out into a generous parking area outside the integral garage. A well placed secure gate gives separate access to the rear garden which is a really good size and a nice square shape. To the rear, multiple paved areas give plenty of space for garden furniture and entertaining, with an attractive raised terrace linking nicely with the family room through the glazed double doors. A neat ornamental pond is built into the patio, with a paved path extending from it alongside the large lawn to the substantial garden shed at the far boundary. Flower borders around the perimeter are creatively planted with varied and appealing bushes, grasses and shrubs. The garden is fully secure and enclosed, and so perfect for pets and children, and South West facing, capturing the very best of the sunshine throughout the day.

Location:

This terrific property is ideally situated in a quiet residential, yet predominantly rural area a short distance from Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

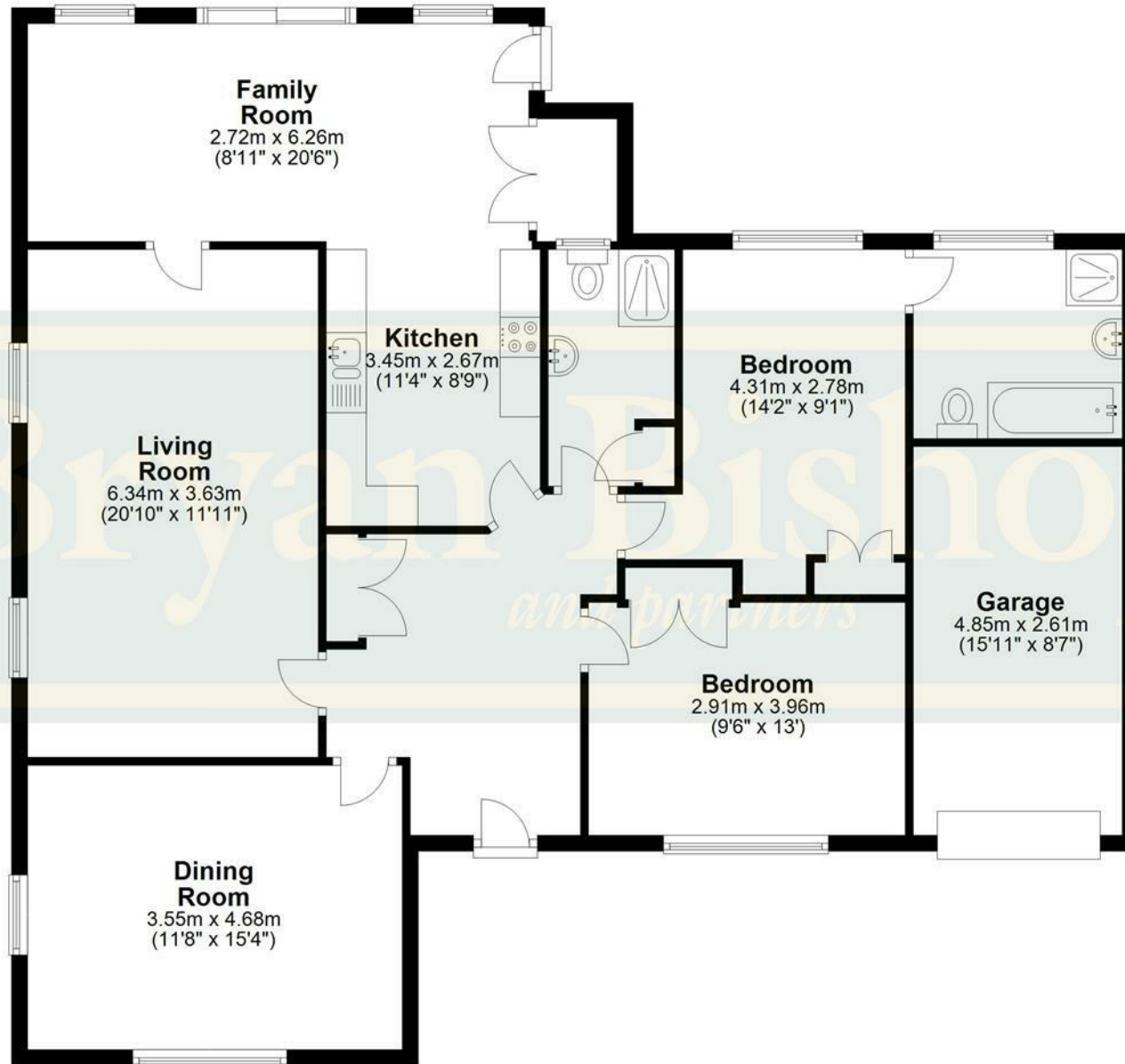






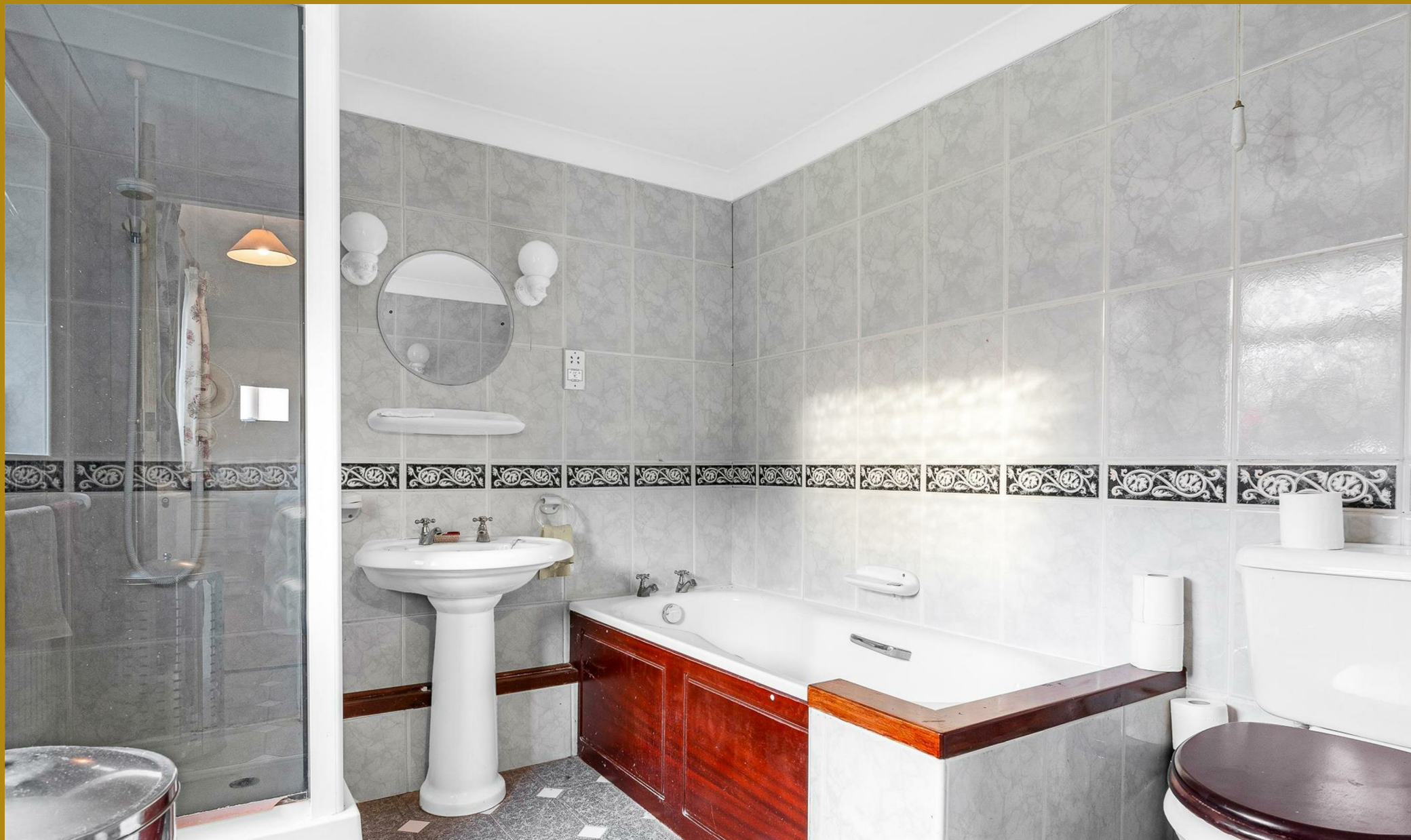
Ground Floor

Approx. 131.6 sq. metres (1416.1 sq. feet)



Total area: approx. 131.6 sq. metres (1416.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		EU Directive 2002/91/EC



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