



Bryan Bishop
and partners

Burgess Place
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful five double bedroom, three bathroom, stylish and versatile family home arranged over three floors. Located in the pretty and vibrant Hertfordshire village of Burnham Green and enjoying a good sized plot with a delightful garden room, this lovely home was built just four years ago using premium quality materials and benefits from flexible accommodation and a crisp, elegant finish throughout.

Accommodation:

The modern front door, with attractive decorative glazed panel to the side, is set within a neat tiled roof porch and opens onto a light and bright hallway with under-stairs storage and doors leading through to the kitchen/dining room and the front facing living room.

The living room is a lovely place to sit and relax, daytime or evening. A good size and a nice square shape make it easy to furnish and the large, front facing windows let the light pour in. Winter evenings are made warm and cosy by the modern fireplace boasting a smart log burner set beneath a modern timber mantelpiece, which also serves as an attractive focal point.

To the rear of the house is the impressive kitchen/dining room, which is a large and perfectly proportioned room providing a superb family space and is sure to become the hub and heart of this fabulous home. Surrounded by multiple windows and graced with spectacular glazed folding doors extending right across the rear, this room excels at every aspect of modern living. Fully connected to the spacious outside patio area with a completely level floor, this is a great room for mixing together as a family and welcoming guests when entertaining. The cooking and food preparation areas are modern and sleek with the attractive two tone fitted cupboards ergonomically placed into one area within the kitchen. Ample storage is provided by multiple wall and floor mounted units and a terrific centrally placed island adds more storage and provides a pleasant delineation of the different areas whilst also including a spacious breakfast bar. As one would expect in a house of this size and quality, a full range of integrated appliances are incorporated within the fitted cupboards. The remainder of the expansive floor space is left open to be used as best suits you and your family, easily accepting a large dining suite of furniture along with other occasional furniture and casual seating besides, all of which are bathed in the natural light that cascades in through the windows and full length bi-fold doors.

Adjacent to the kitchen/dining room is a substantial utility/laundry room and a conveniently placed guest cloakroom. Doors also lead from the utility/laundry room into the rear garden as well as giving direct access into the large integrated garage, which is currently partially segregated into two linked areas, one of which is a fully fitted boot room offering substantial additional storage, bringing an extra welcome layer of usability to that often neglected space.







From the hallway the stairs rise to the first floor, elegantly smart with light oak handrails and glazed panels beneath. The first floor hallway is nicely lit by a window to the front and leads onto three of the bedrooms, all doubles, and a large family bathroom complete with separate bath and walk in shower. The main bedroom on the first floor is graced with a lovely dressing area leading through to a beautiful en suite bathroom, again with a separate bath and walk in shower, and also twin sinks. The unexpected and wonderful surprise in this bedroom is the glazed double doors that open onto a Juliet balcony overlooking the rear garden, a rare and delightful additional feature.

Up on the second floor are two further bedrooms, one of which is well served with a luxury en suite shower room. The top floor really supercharges the flexibility and adaptability of this property. Certainly this floor can provide two additional bedrooms if that is needed, but also presents numerous opportunities for other uses. A substantial home office complex, gym, studio, craft room, home theatre, library/reading room are just a few that spring to mind, but of course it would also be a perfect way to provide a virtually self contained living space for a member of the family, young or old, who would benefit from it. A really valuable asset, now or in the future.

Set within the sizeable rear garden is an absolutely stunning garden room, measuring over twenty-seven feet in length, which further boosts the capabilities of this wonderful home. Again there are myriad uses for this superb space, which is set beneath a fully tiled roof and enjoys a whole wall of glass across its frontage, with glazed double doors at the centre and a single entrance door at one end. Being adjacent to the house, just a few metres diagonally across the patio, makes it readily connected and very usable as a gym, office, games room, bar/chill out space or guest bedroom. It is a substantial space, yet clever design ensures it nestles unobtrusively within the garden, surrounded by mature borders planted with soft foliage plants and shrubs.

Exterior:

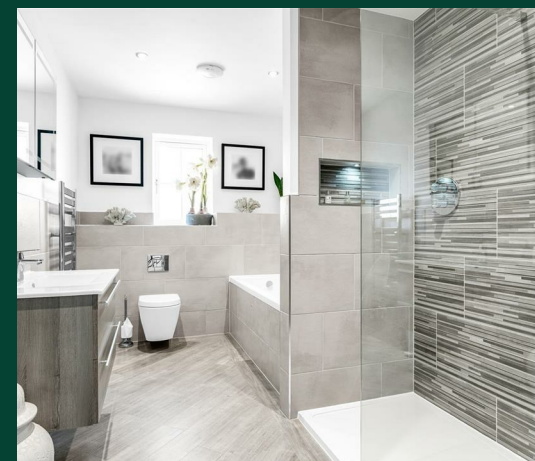
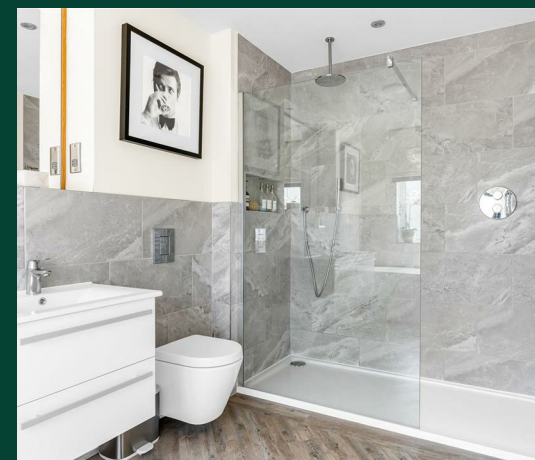
A good sized frontage provides ample off street parking for multiple cars as well as access to the garage and front of the house, punctuated by flower beds featuring a creative display of bushes and shrubs. To the side of the house there is a really useful gated access directly into the protected and secure, so pet and child friendly, rear garden. The rear garden includes a large full width patio accessed directly from the kitchen/dining room, which is a delightful place to spend time together as a family and a super entertainment space. The rest of the garden is lawn, flower beds and specimen shrubs, all immaculately designed, installed and maintained, to create a haven of peace and tranquility.

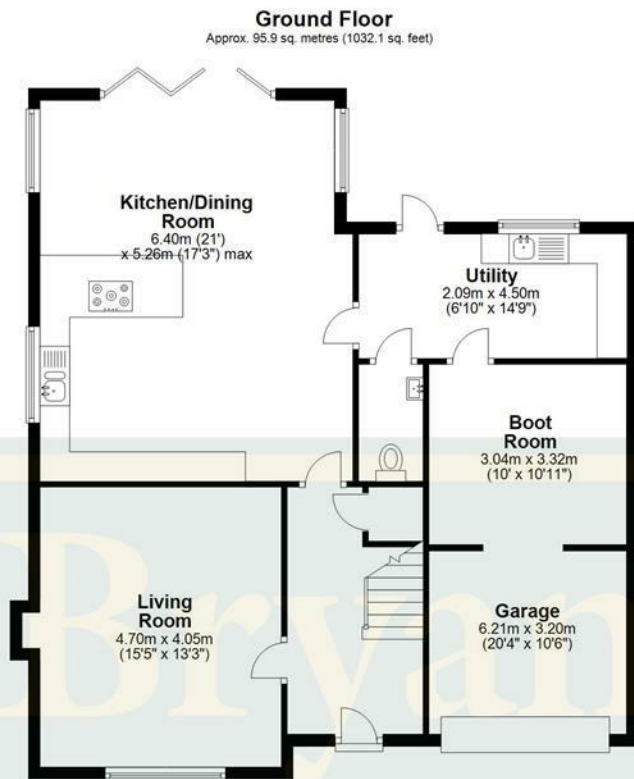
Location:

This modern, well appointed property is just a few minutes walk from the lovely village green that occupies the centre of Burnham Green. Surrounded by fabulous country pubs, both in the village and the other well supported villages that surround it, this is an extremely desirable location in the heart of the Hertfordshire countryside. A few minutes drive from mainline train services in Welwyn that can place you in London King's Cross within 20 minutes and similarly just a mile or so from the A1(M), this immaculate family home enjoys the best of both worlds - open countryside on your doorstep but easily connecting by road and rail both north and south for work and leisure, it's hard to beat.









Outbuilding
Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 260.5 sq. metres (2804.1 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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