



Bryan Bishop
and partners

Wendover Drive
Welwyn



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Bryan Bishop and Partners are delighted to bring to the market this superb detached four bedroom, two bathroom family home in the always popular village of Welwyn. Set along a quiet residential road amongst other substantial detached houses, this stylish property is within a few minutes' walk of the bustling high street and presents spacious, well designed accommodation, as well as generous off-street parking, a detached garage, a beautiful timber framed greenhouse and a large garden room.

Accommodation:

The part glazed front door is set into a very attractive frontage, with a tiled roof porch matching the arrangement over the living room bay windows. Welcoming you into the property is a large entrance hall, abundantly lit by a side facing window, which flows back through the house, passing the perfectly placed guest cloakroom before turning diagonally past the door to the living room, and opening into a charming inner hallway bathed in natural light from the window set into the stairwell. From the inner hallway doors lead into the study/office and the fabulous kitchen/dining/family room.

The study/office is both ideally proportioned and ideally placed for the role, being large enough for a comprehensive work from home facility, enjoying plenty of natural daylight from the window to the side of the house, and being positioned within the house to benefit from a good degree of privacy but still retain easy access to the main living areas.

Occupying the front corner of the property is the generous living room. This is another room of well balanced proportions, which really helps you to furnish and lay it out in the way that suits you best. A nice touch is the door set into a diagonal corner, which serves to really open up the room before you as you enter, making the best of the lovely bay windows to the front and the additional window to the side. The room is comfortably large enough for multiple sofas and chairs, with a delightful visual focal point provided by the traditional log burner on a brick hearth set beneath a solid wood mantel shelf.

The kitchen/dining/family room takes up the whole of the rear of the house and is an exceptional space. It is a large room by any measure, yet absolutely flooded with natural daylight throughout thanks to the two windows to different aspects and the fabulous bi-fold doors that effectively provide a full wall of glass to the rear, opening onto a wonderful terrace stretching across the width of the house. The shape of the room naturally lends itself to the kitchen occupying the generous recessed area, which is fully fitted with a comprehensive array of wall and floor mounted cupboards around the outside perimeter. Within the cupboards are a full complement of integrated appliances, as well as copious amounts of storage space, further enhanced by a delightful centrally placed island complete with a wine cooler and topped by a neat breakfast bar. The remainder of the room is left as open floor space for you to use as best suits your lifestyle. It is easily capacious enough for a substantial dining suite as well as other occasional furniture and casual seating, providing a wonderful hub to this superb family home, as well as a seamless link to the outside space through the bi-fold doors. Adjacent to the kitchen is a well placed utility/laundry room, which also provides direct access out into the garden.

The pretty staircase turns as it climbs the abundantly lit stairwell to the upper galleried landing. From here doors lead into each of the four bedrooms and the family bathroom, which is fitted with a P shaped bath with shower attachment and screen. All of the bedrooms are doubles, with one of them boasting a large en suite shower room.





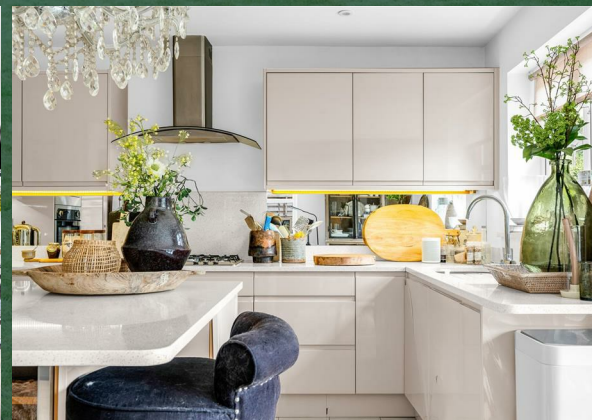


Exterior:

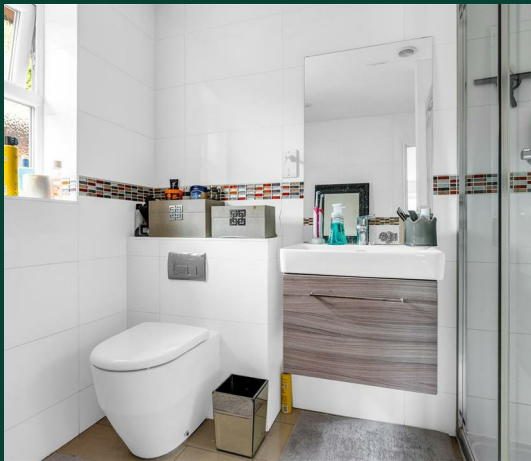
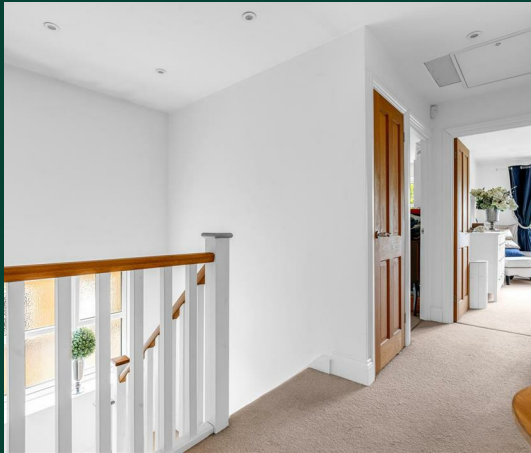
The majority of the frontage has been configured as gravelled hardstanding, allowing plenty of off-street parking. Two raised beds flank the pathway leading to the front door, neatly planted with a variety of bushes and shrubs, with the boundaries consisting of mature hedges. The driveway extends along the side of the house, giving easy access to the detached garage and a secure gate through to the rear garden. Across the rear of the house is a wonderful raised decking terrace, with safety glass panels, making an idyllic place for relaxing together as a family or for entertaining guests, with an uninterrupted view out across the garden and a great connection inside to the dining area and kitchen through the bi-fold doors. Beyond the terrace the garden enjoys a large central lawn running between well planted flower beds either side, with a stunning timber framed greenhouse part way along. At the far boundary is the garden room, a premium quality timber structure under a tiled roof that incorporates a storage area and a lovely veranda, just perfect for eating together outside. The main part of the garden room is a good size with full height windows and glazed double doors, offering any number of possible uses, be it an office, study, arts and crafts studio, gym, bar, games room or teenage hang out space. This is a truly flexible and adaptable space, a real asset for any family. The rear garden is secure and fully enclosed, so is ideal for pets and children.

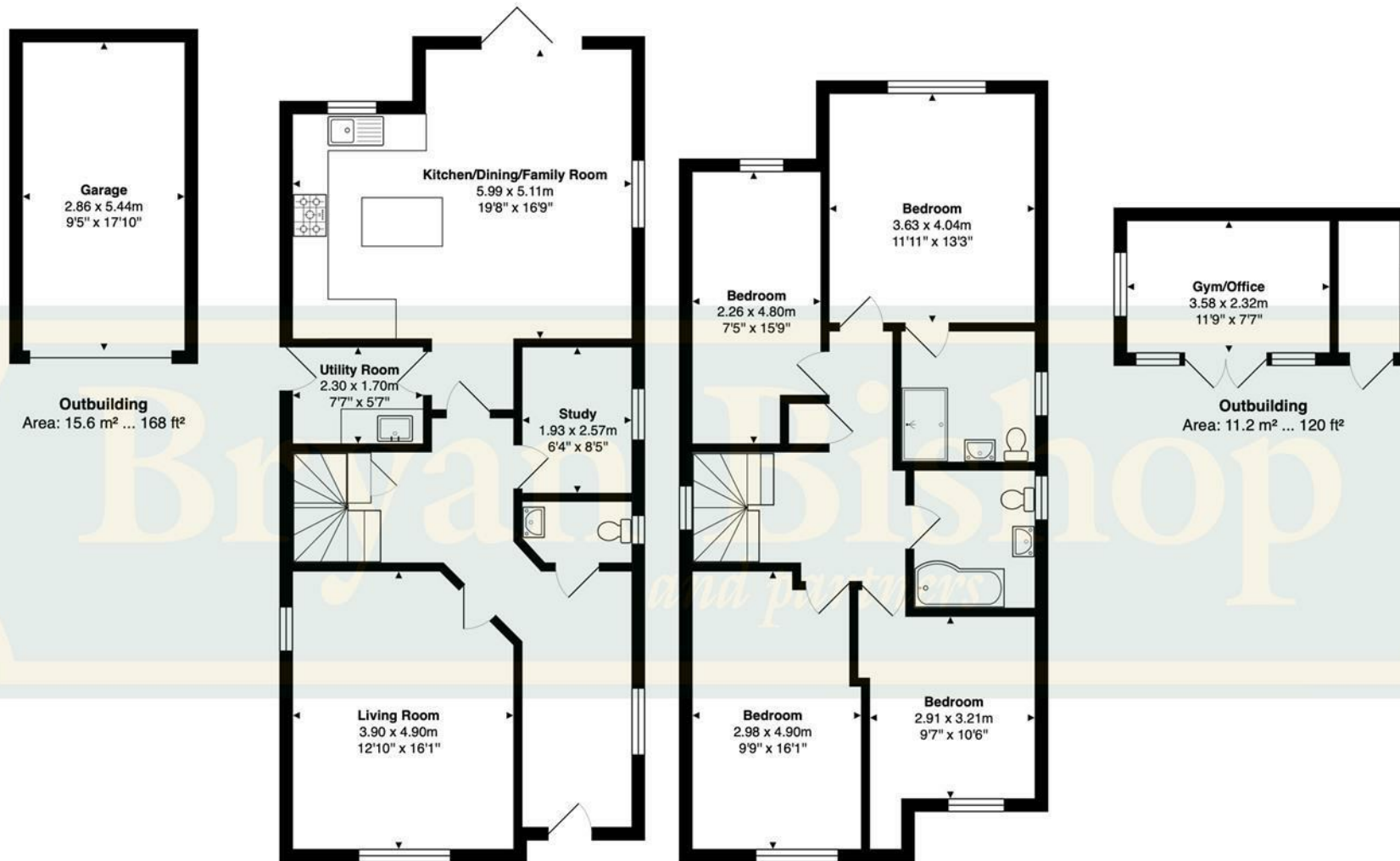
Location:

This fabulous property is ideally located just a short stroll away from the centre of 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.









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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