



P Mon-Sat
8.30am-6.30pm
90 mins
No return
within 90 mins

24

Bryan Bishop
and partners

Prospect Place
Welwyn



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Welwyn

Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional three bedroom, two bathroom house in the very centre of the extremely popular village of Welwyn. Presented in immaculate condition inside and out, this impressive property is a paragon of style and elegance, with generous ceiling height on the ground floor and high vaulted ceilings up on the first floor, a gorgeous curving bull nose staircase with glass infill panels bisecting the open plan living space and large bi-fold doors opening onto a superb terrace overlooking the river Mimram. The house has been built to the very highest specification, which ensures modern materials and techniques join the effortlessly chic contemporary style, bringing underfloor heating to the ground floor, low voltage spotlights, ultra efficient double glazing and a state of the art alarm system, as well as valuable off street parking on the driveway leading to the garage.

Accommodation:

The solid wood front door is set into an enclosed tiled roof porch that provides a welcoming entrance hall, as well as access into an ideally placed guest cloakroom and a useful separate door out onto the rear terrace. A further door opens into a generous reception area set between the living/dining room and the kitchen with the visual treat of the beautifully designed staircase as an arresting backdrop.

The front facing kitchen is a premium quality installation, with a comprehensive array of wall and floor mounted cupboards that offer abundant storage and more than ample food preparation area on the Kashmir granite worktops. A complete collection of premium branded appliances are integrated within the cabinets, offering an intelligent and ergonomic layout, whilst the remaining floor space would easily accept a breakfast bar if so desired. Built into the front corner of the kitchen is a generous utility/laundry room with its own front facing window, adding even more storage and allowing the main kitchen to be kept wonderfully clutter free.







The whole of the rear of the ground floor is given over to a glorious open plan living/dining room, which is a wonderfully elegant space with high ceilings fitted with bespoke, beautifully understated wood panelling around the perimeter walls. It is a large room, certainly, at twenty-three feet long, but of well balanced proportions that make the space fully usable and offers great choice as to how it is configured and furnished to meet your needs. Easily able to accommodate a substantial dining suite whilst still leaving abundant space for multiple sofas, chairs and other occasional furniture besides, this is a flexible and adaptable room that is ideally suited for spending time together as a family and for entertaining guests, with the added bonus of a seamless connection out onto the stunning terrace through the full width bi-fold doors. Two additional windows in the rear corner of the room are attractive styling details as well as adding even more natural daylight to the room, and the contemporary log burner set into the clean, modern fireplace adds character, atmosphere and cosy winter warmth.

Upstairs are three generous bedrooms, all of which have wonderful vaulted ceilings effortlessly elevating the sense of light and space. Two of the bedrooms are more than comfortable doubles in size, with the principal bedroom being larger still with ample space for casual seating if you wish as well as a charming ensuite shower room. The family bathroom features a modern designer suite with a shower fitting and screen above the bath.

Exterior:

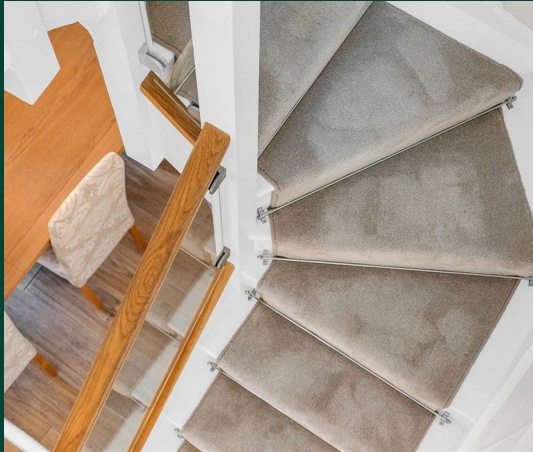
At the front there is a wide paved pathway running from the front gate to the door, passing a neat garden with low level shrubs lining the front of the house. To the rear is a large all weather terrace that extends the full width of the house, linking directly to the rear of the living/dining room, providing a peerless area for casual seating and outdoor dining overlooking the rest of the garden and the river Mimram that burbles past the far boundary. A set of steps lead down onto a large paved patio below that offers further generous social space, along with storage under the terrace and direct retractable step access into the river. The whole of the rear garden is a low maintenance entertainment space without parallel, with the unique and charming connection to the river sure to be a real talking point amongst your lucky guests.

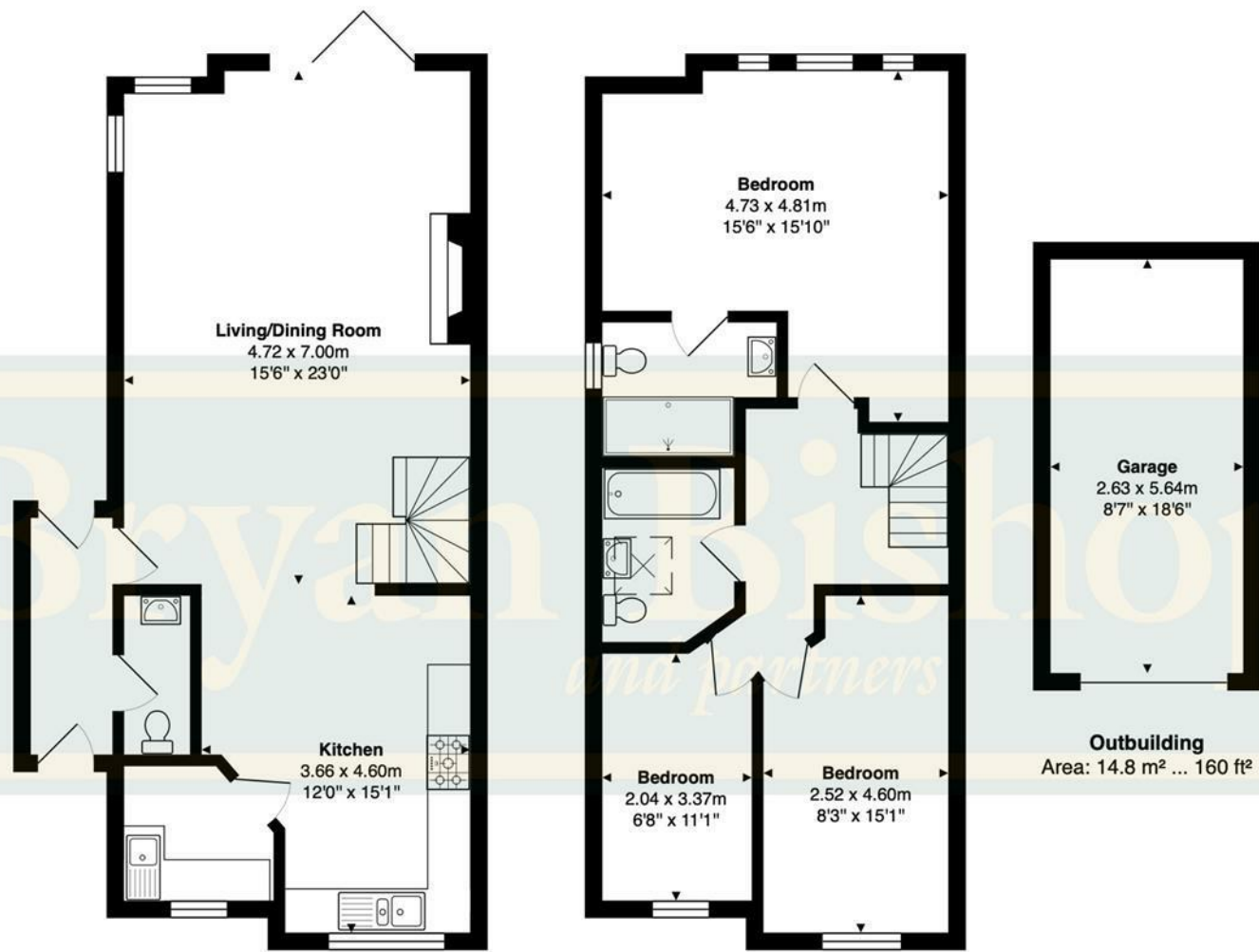
Location:

This fabulous property enjoys an idyllic location within Welwyn Village, just a few yards from the high street, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. There is an outstanding junior school within a short walk of the property and Monks Walk senior school also a walkable distance. 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
Area: 58.2 m² ... 626 ft²

First Floor
Area: 54.1 m² ... 582 ft²

Total Area: 127.1 m² ... 1368 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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