



4 BEDROOM DETACHED FAMILY HOME

Willow Place | Welwyn Garden City

Built 2022 • Detached garage • Generous parking • Private rear garden

A modern family home in a quiet position



AT A GLANCE

- **4 Bedrooms**
Main bedroom en suite and flexible additional rooms.
- **Approx. 110 m²**
Internal floor area stated on the EPC report.
- **Built in 2022**
Modern four-bedroom detached family home.
- **Garage & parking**
Detached garage, two spaces outside and shared visitor bays adjacent.
- **7 kW EV charging**
Dedicated home charger already installed.
- **Private garden**
Generous lawn with scope for landscaping and outdoor living.
- **Accessible design**
Step-free and adaptable features for changing needs (M4(2)).

Kitchen, dining & family area

A bright, connected space for cooking, dining and everyday family life



Hallway, lighting & electrical upgrades

A bright entrance with useful storage and thoughtful owner upgrades



Practical storage

The entrance hall includes a useful dedicated coat cupboard for coats, shoes and everyday items. There is also potential to extend the storage further beneath the staircase, depending on the chosen design.

Lighting & power

Additional recessed downlighting was installed in the hallway, utility area and landing to create a bright, uncluttered feel. During the build process, extra internal sockets were installed throughout the property to reduce reliance on extension leads. External power points make garden maintenance and outdoor use easier.

Utility room & ground-floor cloakroom

Two useful practical spaces kept separate from the main living accommodation



UTILITY

A dedicated utility space keeps laundry and everyday household tasks separate from the main kitchen.



CLOAKROOM

A convenient separate ground-floor WC, ideally positioned for family life and visiting guests.

Separate lounge / TV room

A separate second living space distinct from the open-plan kitchen and family area



A true second living room

The separate lounge gives the house valuable flexibility and means the kitchen/dining/family area does not have to perform every living function. It works equally well as a TV room, quieter evening space, music room or family retreat. Real wooden flooring continues here, reinforcing the consistent interior finish.

Main bedroom & en suite

A calm main bedroom paired with its own tiled shower room.



MAIN BEDROOM



EN SUITE

The main bedroom benefits from real wooden flooring and a dedicated en suite, keeping the main family bathroom separate for the rest of the household.

Bedrooms two & three

Two well-proportioned rooms with flexibility for family, guests or home working



BEDROOM TWO

Bedroom two benefits from fitted sliding mirrored wardrobes, providing useful built-in storage without sacrificing floor area. Real wooden flooring continues throughout.

The first-floor landing also contains a useful airing cupboard, adding practical linen and household storage.



BEDROOM THREE

A bright and versatile bedroom, offering comfortable space for everyday use.

Bedroom four & family bathroom

Flexible fourth bedroom alongside the main family bathroom



BEDROOM FOUR

A useful fourth bedroom that can equally serve as a home office, nursery or guest room. Real wooden flooring keeps the finish consistent with the other bedrooms.



FAMILY BATHROOM

The tiled family bathroom has a full-size bath with shower above. Its neutral finish is bright, practical and easy to personalise.

A generous garden with room to evolve

A broad, usable rear garden bordered by mature trees beyond the development



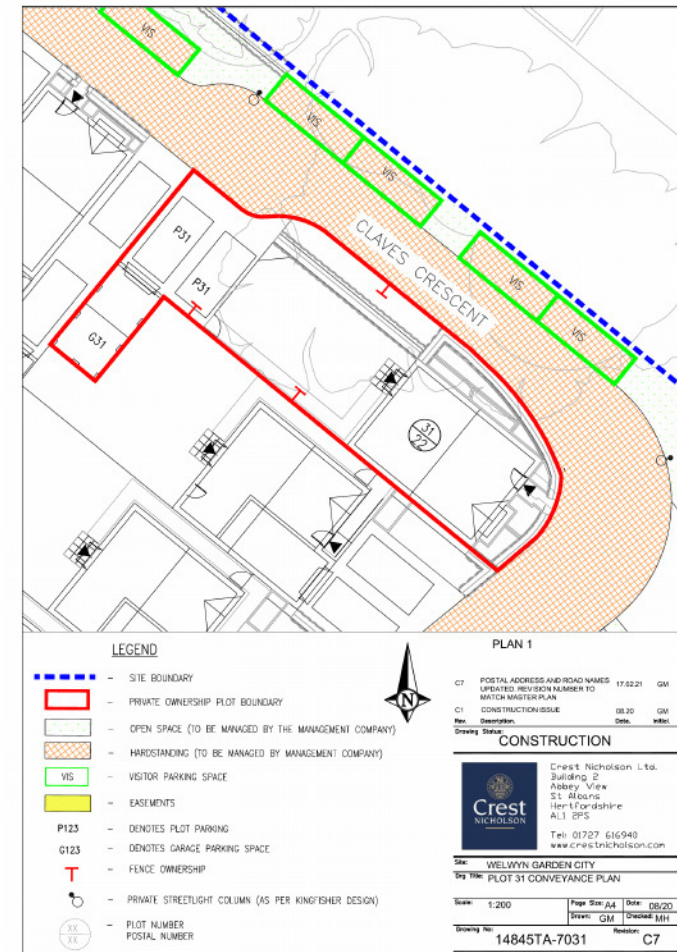
Future potential

- Scope for a larger patio or landscaped entertaining area.
- Space to consider a garden office or studio, subject to any necessary consents.
- Potential for a pergola / hot-tub zone while retaining lawn.
- External electrical points around the garden make maintenance easier.
- Several homes on the development have added solar panels; a future owner could explore a similar installation, subject to suitability and permissions.

Approximate garden dimensions: 11m x 8m.

Garage, driveway parking & adjacent visitor bays

A strong practical advantage of this particular plot



The property has one parking space inside the detached garage and two parallel spaces outside. Four visitor bays sit immediately adjacent. A 7 kW EV charger is already installed. The position towards the lower end of the estate also helps the home feel quieter and more secluded than plots closer to the main entrance routes.

Plot plan shown for orientation; boundaries and legal rights should be confirmed from the title documents.



ROOM SIZES

ROOM	METRIC	IMPERIAL
GROUND FLOOR		
Kitchen	2.82 × 2.63 m	9'3" × 8'8"
Dining room	3.20 × 2.63 m	10'6" × 8'8"
Family area	2.98 × 1.90 m	9'9" × 6'3"
Living room	4.22 × 3.50 m	13'10" × 11'6"
FIRST FLOOR		
Bedroom 1	3.87 × 2.84 m	12'8" × 9'4"
Bedroom 2	3.45 × 2.79 m	11'4" × 9'2"
Bedroom 3	3.07 × 2.73 m	10'1" × 8'11"
Bedroom 4	3.12 × 2.37 m	10'3" × 7'9"

The kitchen, dining room and family area form one open-plan space. WC, utility, hall, en suite, bathroom and landing have no stated sizes.

Approx. total internal floor area: 110 m² / 1,184 sq ft

Total internal floor area as stated on the EPC report.



Welwyn Garden City

The photograph to the left shows the development on arrival from the main road, giving a sense of its landscaped setting and approach.

Welwyn Garden City combines established shopping, leisure and everyday amenities with the green spaces for which the Garden City is known. Stanborough Park offers 126 acres of parkland with two lakes, while the town centre provides shops, cafes, restaurants and leisure facilities. Welwyn Garden City station is centrally located with direct rail links towards London, and the A1(M) is only a few minutes away by road.



WELWYN GARDEN CITY



WELWYN GARDEN CITY STATION

Key practical details

HOUSE TYPE	Four-bedroom detached family home
DEVELOPMENT	Willow Place, off Bessemer Road, Welwyn Garden City, Hertfordshire
YEAR BUILT	2022
PARKING	Detached garage, two parallel parking spaces outside and four adjacent unallocated visitor parking spaces.
EV CHARGING	7 kW charger installed
KITCHEN	Silestone mineral worktop and installed water softener
STORAGE	Hall coat cupboard; first-floor airing cupboard; potential additional under-stair storage
FLOORING	Real wooden flooring in the living room and all four bedrooms
ACCESSIBILITY	Step-free access and adaptable features for changing needs (M4(2))
ESTATE CHARGE	An estate service charge applies; the latest annual estimate can be provided and may vary year to year.
BROADBAND	Full-fibre broadband is available; buyers should confirm provider and speed
ENERGY	EPC rating: B (valid until 19 October 2032)
COUNCIL TAX	Band F

These particulars are intended as a general guide and do not form part of any offer or contract. Measurements are approximate. Buyers should verify tenure, estate charges, broadband availability, planning matters, boundaries, fixtures and fittings and other material facts through their solicitor and relevant providers before exchange of contracts.