Bryan Bishop
and partners

The Shaws

Welwyn Garden City, AL7 2HR

The Shaws

Welwyn Garden City, AL7 2HR

Summary:
Bryan Bishop and Partners are delighted to bring to the market this superb detached three double bedroom family home set along a quiet residential cul-de-sac on the extremely popular east side of Welwyn Garden City. The property benefits from a generous plot that could easily be rearranged to provide ample off-street parking on the capacious frontage, a nice south facing garden, and a separate garage with private parking on the driveway leading to it. The house itself is offered in outstanding decorative order throughout and has been skilfully extended to provide a sleek, modern interior that features a fabulous semi open plan ground floor with a utility/laundry room that doubles up perfectly as a guest cloakroom, and offers flexible and spacious accommodation that is ideal for modern family life.

Accommodation:
This is a very attractive house with some neat architectural features that really add to the overall appeal, such as the pretty bay window to the front of the living room, the decorative inset glass panels in the front door and the stylish shaped portico style door surround. Once inside there is an entrance lobby, complete with a useful storage cupboard, that opens through a further door into the front of the living room.

The living room is a wonderful open space that is very large by any standards at twenty four feet long and over eighteen feet wide. Despite its size it is kept light and bright throughout the day thanks to a generous bay window looking out over the front garden, as well as the welcome open connection through to the rear facing kitchen/dining room that has a full height glazed window and a sliding glass door out into the rear garden. The living room is an elegantly designed minimalist space that just oozes contemporary style, with a tiled floor that runs through seamlessly into the kitchen/dining room. On one wall is a beautiful bespoke media centre which also features smart recessed display areas that are subtly downlit, along with a central area for a flat screen TV and sound bar, whilst beneath it all is a stunning flame effect, glass fronted fire. The opposite wall hosts the staircase, which again is designed and built in a wonderful modern style using premium quality materials and workmanship, presenting an elegant wood and glass banister arrangement along with a clever tonal colour to the lower panelled section of wall that flows up behind it. There is a useful storage cupboard built-in beneath the staircase, with a door set into the rear corner of the living room that accesses the perfectly placed utility/laundry room that multitasks as a ground floor cloakroom.

The kitchen/dining room is placed to the rear of the living room, with an easy free flow between the rooms through a generous open entrance, and is bathed in natural light thanks to the full height window and glass sliding door as well as an additional rear facing window set into the kitchen area. The kitchen has been cleverly fitted into one end of the room, allowing a comprehensive selection of wall and floor mounted cabinets to line the perimeter, providing very generous storage and more than ample worktop space. Extending out from the rear wall is a fabulous island that further boosts storage and worktop as well as offering an appealing visual delineation between the different parts of the room. Integrated within the cabinets is a full range of appliances, along with designated space for a double-width free standing cooker, and of course the kitchen is ably supplemented by the separate utility/laundry room.

The remaining area is substantial in its own right and is left as unhindered floor space for you to use as you see fit. Certainly it is large enough to easily accept a large dining table and chairs yet still leave a free flow into, around and through the room to make best use of the superb connection out into the garden.

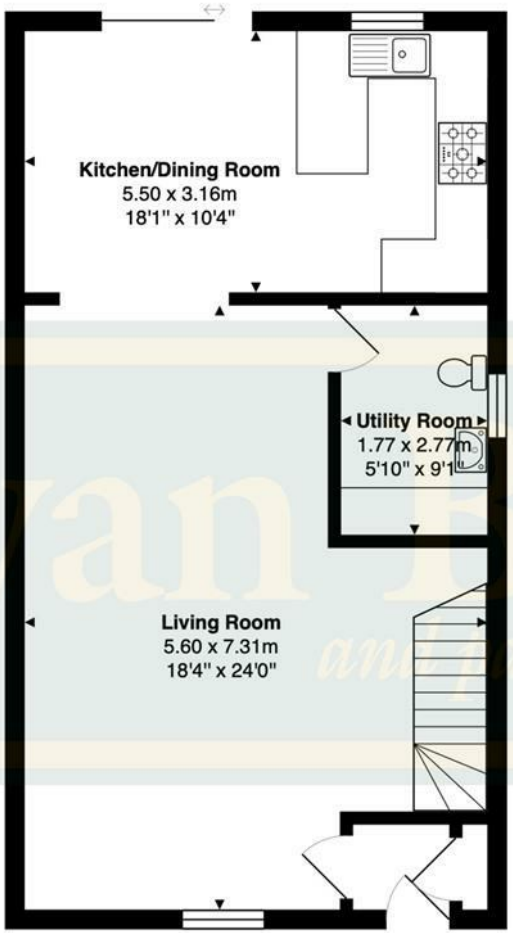
Upstairs the hallway is attractively galleried over the modern glass panelled staircase and is abundantly lit by a side facing window above the stairwell. The hallway leads to each of the three bedrooms and the family bathroom, which boasts a bath fitted with a shower and screen above it. The bedrooms are all a good size, with the principal bedroom benefiting from fitted wardrobes.

Exterior:
The property has a large front garden with a block paved pathway to the front door and a nice lawn, fully surrounded by mature hedging and a range of shrubs and bushes. It would be fairly straightforward to open this space to vehicles and provide off-street parking for multiple cars, subject to any necessary permissions. To the side of the front garden there is a separate driveway that is also suitable for parking that leads up to the garage that is fitted with a roller door. There is a useful gated entrance to a paved pathway running alongside the house from the front garden into the rear garden, which is fully secure and enclosed and so is completely suitable for pets and young children. The rear garden is south facing with a lovely open aspect, and has been skilfully landscaped to incorporate a nice patio which would comfortably accept outdoor casual seating and dining furniture. The rest of the space is allocated to a number of ornamental raised beds and a good sized lawned play area for the children.

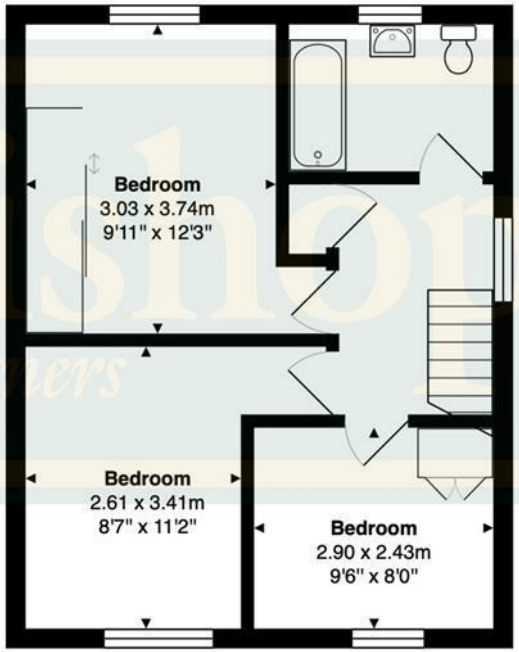
Location:
This property is perfectly located on the extremely desirable east side of Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).

HAPPY

Outbuilding
Area: 11.7 m² ... 126 ft²

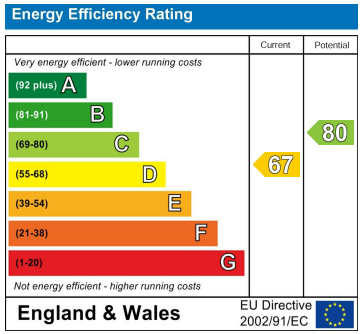


Ground Floor
Area: 59.6 m² ... 641 ft²



First Floor
Area: 41.4 m² ... 446 ft²

Total Area: 112.6 m² ... 1212 ft²



Bryan Bishop
and partners

6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on