



**Bryan Bishop**  
and partners

**Norman Road**  
**Welwyn, AL6 9JW**  
**Guide price £425,000**



# Norman Road

Welwyn, AL6 9JW

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom mid-terraced house set along a quiet residential road within a few minutes of the centre of the vibrant and thriving village of Welwyn. The well planned living space incorporates a large living room and kitchen/dining room as well as a useful ground floor guest cloakroom, three good sized bedrooms and valuable direct access through to the generous rear garden that features a large sun deck and brick built storage room. This terrific family home offers all of the economic benefits of a mid-terrace yet with a lot more light and space than one would usually expect.

## Accommodation:

The neat frontage includes a block paved L shaped driveway that allows off-street parking for two cars as well as pedestrian access to the pretty front door. Within is a very large reception area that ensures a warm welcome to all of your visitors, complete with its own front facing opaque window. From here there is a door into the perfectly placed guest cloakroom, also with its own window, and an open connection to the spacious inner hallway beyond the stairs. The inner hallway gives direct access into the kitchen/dining room and an open entrance into the large living room, as well as a useful cupboard set beneath the attractive staircase. There is a lovely open feel to this house which benefits from an intelligent design that makes the absolute best use of the generous space available, also allowing the light from the well placed windows in the upper and lower hallways to flow freely around the surrounding rooms.

The living room is a great example of this great use of light and space, openly connecting from the hallway and stretching the full depth of the house enabling large windows to be located at the front and the back. In fact it goes one better than that by incorporating fully glazed double doors at the rear which open onto the fabulous decking terrace that stretches the full width of the garden, making it really usable on a day to day basis. The room is a good size and with nicely balanced proportions, making it very flexible in how you choose to configure and furnish it, and would easily accept multiple sofas and chairs along with other occasional furniture, whilst still leaving ample floor space to allow for easy movement in, around and through the room.







The rear corner of the house is occupied by the kitchen/dining room, another room of good size and shape that is abundantly lit by a rear facing window and a glazed door opening out onto the rear terrace. Part of the room is fitted with a selection of wall and floor mounted cabinets, giving more than ample storage and worktop area, along with an oven, hob and extractor integrated within. A number of designated spaces are planned into the kitchen area for additional free standing appliances, which still leaves plenty of open floor space for a large dining suite and a freestanding fridge/freezer.

Upstairs is a lovely light and airy hallway, with a large front facing window, attractively galleried over the stairwell, that leads to the three bedrooms, the family bathroom, and the cleverly separated WC with hand basin. Two of the bedrooms are generous doubles, with the principal bedroom benefiting from fitted wardrobes.

#### Exterior:

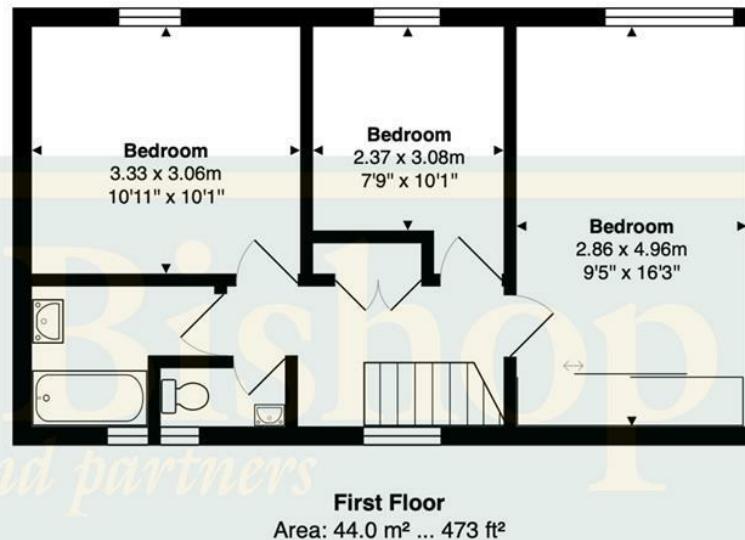
There is useful off-street parking on the block paved frontage, with a covered walkway running from the front to the garden at the rear, which is ideal for pets and children as it is fully enclosed and secure. A fabulous raised decking terrace runs the full width of the rear of the house, creating a wonderful place for outdoor casual seating and dining furniture, and neatly linking the access points in the kitchen and the living room, before leading down a graduated ramp to the grassed area beneath. The rest of the garden is open lawn, with attractive scalloped fence panels across the rear boundary and another area of decking in the corner, in front of which is a brilliant brick built storage room. This is a great garden all round, covering all the bases for children playing safely whilst the adults relax and enjoy the company of family and friends.

#### Location:

This fabulous property enjoys an idyllic location within the popular south-west corner of Welwyn Village, just a few minutes 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. 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.







Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-plus) A			
(81-91) B			73
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			









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