



6 Newitt Court, Welwyn, AL6 9FY  
Guide price £1,150,000 Freehold



Paul Barker  
ESTATE AGENTS



## 6 Newitt Court

Welwyn, AL6 9FY

An extremely spacious and beautifully presented five double bedroom detached home, enjoying a secluded position within the highly sought after Wilshire Park development near Welwyn Village.

The property is accessed via a covered porch leading into a welcoming entrance hall with cloakroom and stairs to the first floor. The generous bay fronted lounge is entered through double doors and provides an excellent living space. Also accessed from the hall is a superb kitchen dining family room. The high quality fitted kitchen offers a range of integrated appliances and a breakfast bar, while the bright dining area with windows to three sides and two sets of doors to the garden creates an ideal space for entertaining. A utility room and study complete the ground floor.

Upstairs, a spacious landing leads to five well proportioned double bedrooms. The principal bedroom features fitted wardrobes and a stylish en suite, with bedroom two also benefiting from fitted wardrobes and an en suite. Three further bedrooms, two with fitted wardrobes, are served by a modern family bathroom. There is further potential to convert the loft, subject to planning permission.

Outside, the property enjoys a private rear garden with an extensive patio, lawn and established borders, along with an integral garage with light and power.

Wilshire Park is a well maintained, professionally managed development on the edge of Ayot St Peter and Welwyn Village. Surrounded by countryside walks and cycling routes yet close to the village amenities, it offers a peaceful setting without compromising convenience. Welwyn Garden City is just minutes away with a wider range of amenities including Waitrose and John Lewis. Junction 6 of the A1 M is approximately one mile away, and Welwyn North and Welwyn Garden City stations provide fast, direct services to London Kings Cross.







## ACCOMMODATION

Ground Floor

Porch

Entrance Hall

Lounge

16'7 x 16'8 (5.05m x 5.08m)

Study

7'3 x 12'7 (2.21m x 3.84m)

Kitchen/Family Room

10'10 x 26'9 (3.30m x 8.15m)

Dining Area

13'10 x 11'6 (4.22m x 3.51m)

Utility

6'5 x 9'10 (1.96m x 3.00m)

WC

First Floor

Landing

Bedroom One

11'1 x 16'8 (3.38m x 5.08m)

En-suite

Bedroom Two

15'2 x 9'9 (4.62m x 2.97m)

En-suite

Bedroom Three

12'8 x 12'10 (3.86m x 3.91m)

Bedroom Four

8' x 13'10 (2.44m x 4.22m)

Bedroom Five

8'5 x 9'10 (2.57m x 3.00m)

Bathroom

OUTSIDE

Garage

15'4 x 9'10 (4.67m x 3.00m)

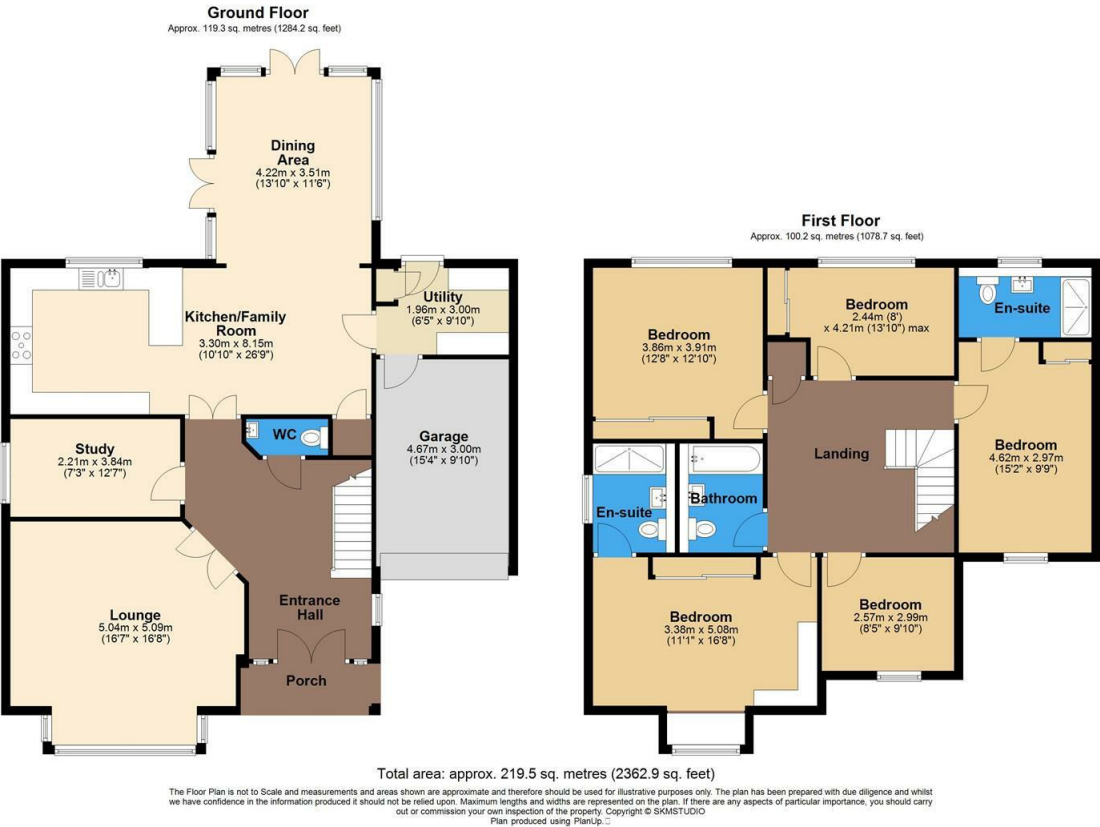
Front Garden

Driveway

Rear Garden



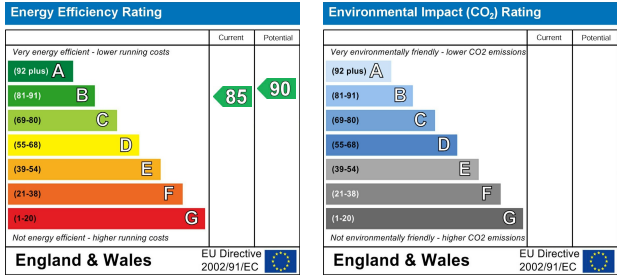
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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