



£2,350
Warren Way

Welwyn, AL6 0DL

This stunning detached home boasts five bedrooms and is situated in the charming village of Digswell. It's conveniently located just a short walk away from Welwyn North Station, making commuting a breeze. The property also offers breathtaking views of open fields and a picturesque vineyard, providing a true escape from the hustle and bustle of everyday life.

Upon entering the home, you'll be greeted by a bright entrance hall with a glass balustrade staircase leading to the upper floor. The large breakfast room has ample space for a table that can comfortably seat eight people and offers stunning views of the garden and the beautiful English countryside beyond. The family kitchen has dual-aspect windows and a useful utility room to the rear. The lounge features a cosy fireplace that serves as the room's focal point. One of the most captivating features of the property is the bright day/sun room, which is glazed on two sides and offers uninterrupted views of the rural scenery. From here, you can take in the rolling countryside and the vines of a newly planted vineyard.

Upstairs, you'll find a spacious landing area leading to five generously sized double bedrooms and three bathrooms, ensuring everyone has their own private sanctuary. The main bedroom boasts an abundance of fitted wardrobes and an ensuite bathroom.

The outdoor space is equally impressive, with a raised decking area that's perfect for alfresco dining or evening relaxation. A further dining area is nestled below on a paved patio, offering a cosy outdoor environment. The large garden also features a net-covered vegetable patch, providing an opportunity for a more sustainable lifestyle. For those who need extra storage, there is an expansive area for this purpose. To the rear, the garden extends to a quaint wooden copse, adding an extra layer of privacy and natural beauty to the property.

This elegant and versatile home is truly a rare find. Don't miss your chance to make it your own!

5



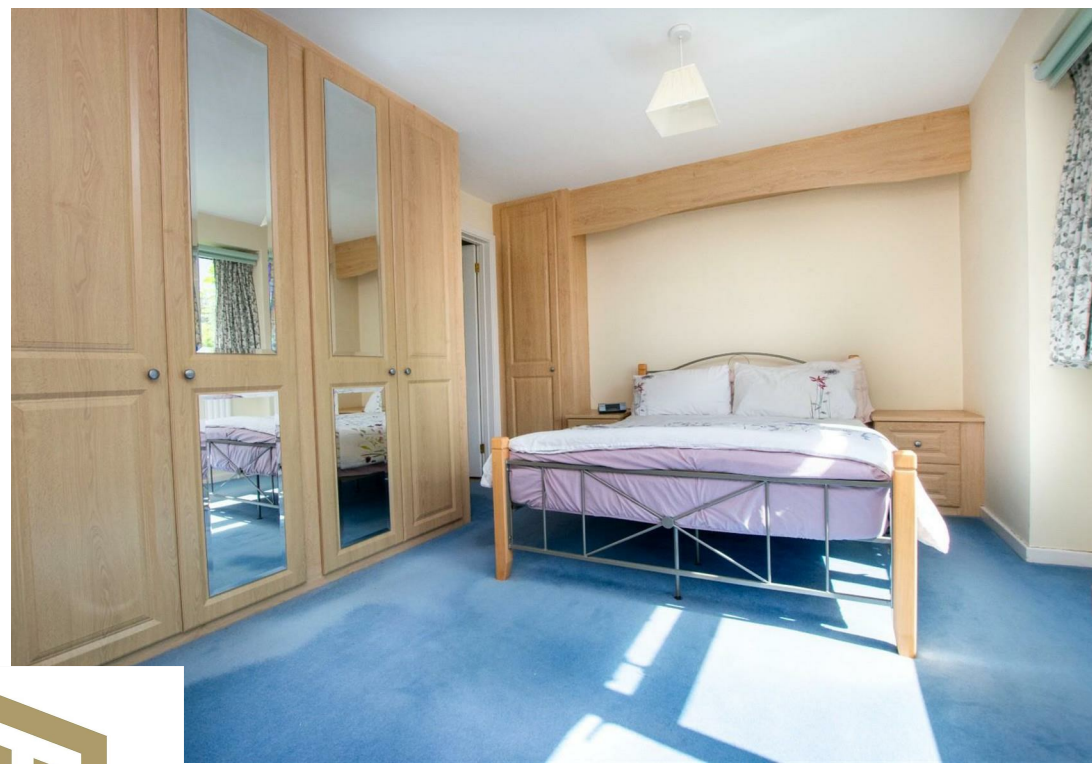
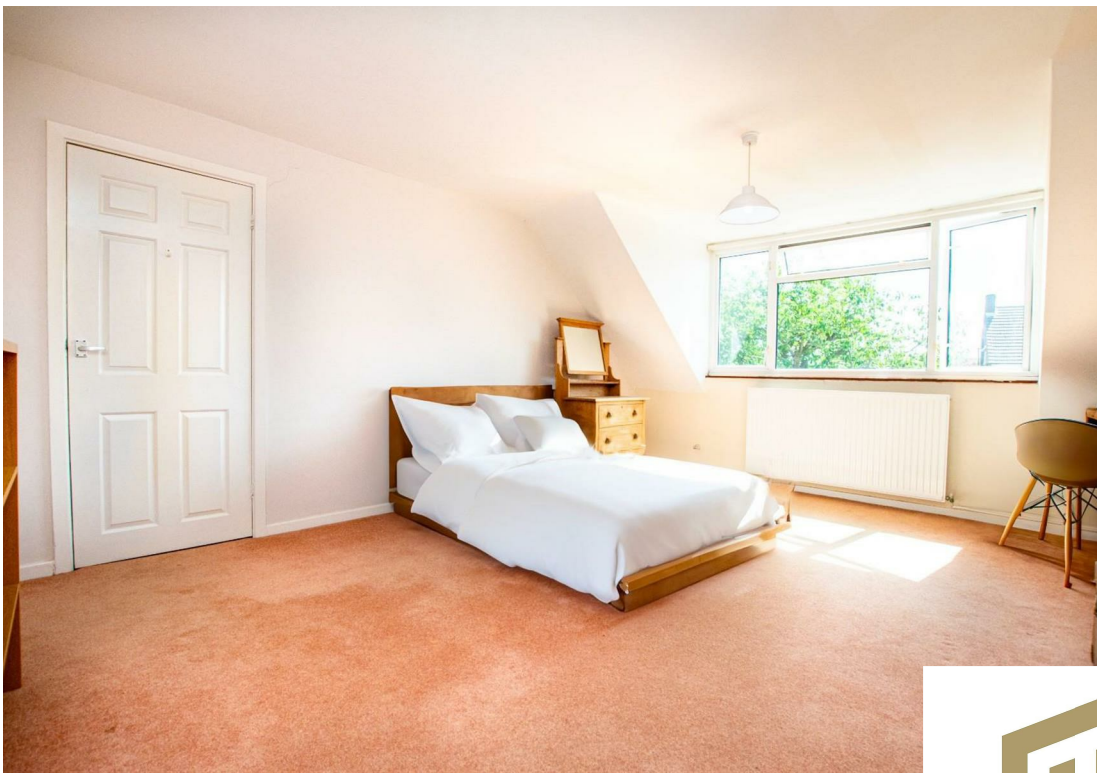
3



3











LOCAL AUTHORITY

Welwyn & Hatfield

TENURE

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

Putterills Lettings
123 London Road
Knebworth
SG3 6EX

OFFICE DETAILS

01462 419333
lettings@putterills.co.uk
www.putterills.co.uk