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Mornington, Welwyn, Hertfordshire, AL6 0AJ

OIEO £1,000,000



# Versatile family home in prime Digswell setting with open-plan living and west-facing garden



## Property Summary

Set in a peaceful, family-friendly cul-de-sac in the heart of Digswell, Mornington presents a wonderfully balanced four-bedroom residence designed with modern living in mind. With generous living space, a west-facing garden and a sought-after village location just moments from Welwyn North Station, this is an ideal home for growing families.

At the heart of the home lies a bright, open-plan kitchen/dining/family room that flows seamlessly across the rear elevation. This expansive space enjoys a westerly aspect and is designed to bring the outdoors in, thanks to two sets of bi-fold doors that open onto a paved patio and private lawned garden beyond. Whether gathering around the table, relaxing in the sunshine or entertaining friends, this room offers both versatility and a real sense of occasion.

The kitchen is appointed with a stylish range of sleek base-level cabinetry and worktops, complemented by twin AEG electric ovens and an induction hob, ideal for family cooking. From here, a door leads into a utility room with practical access to the double garage, large enough to accommodate a family car and further storage.

As per the floor plan, two further reception rooms are positioned to the front of the property. The formal sitting room offers a welcoming and restful environment with well-proportioned dimensions, perfect for evenings in or more refined entertaining. Alongside, a separate study provides a quiet, focused space ideal for working from home, homework, or creative hobbies.

An open-tread staircase rises from the dining area to the first-floor landing, where four bedrooms and two bathrooms are arranged. Three of the bedrooms include integrated storage, while both the family bathroom and additional shower room are smartly finished, offering convenience for busy households.

The garden is a real asset, west-facing for afternoon and evening sun, mainly laid to lawn, and bordered with mature trees and fencing for privacy. A generous patio sits just outside the kitchen and family room, creating a perfect alfresco setting.

At the front, a beautifully laid block-paved driveway offers parking for multiple vehicles and gives access to the integral double garage. The property benefits from a warm air gas central heating system, eliminating the need for wall-mounted radiators and allowing greater flexibility with furniture and room layout. In 2019, all ground floor windows and doors were replaced.

This is a home designed around modern family life, with well-zoned living space, peaceful bedrooms, and excellent connectivity. Furthermore, there remains an exciting scope, subject to the usual planning consents—to extend further across the rear, enhancing what is already a generous footprint.

The property is well-positioned for families, with several well-regarded local schools nearby. St John's C of E Primary School (Ofsted: Good) is just 0.5 miles away while Harwood Hill Junior Mixed Infant and Nursery School (Ofsted: Good) sits within 0.8 miles. Waterside Academy and The Holy Family Catholic Primary School, both rated Good by Ofsted, are also conveniently located approximately 0.9 miles from the home. Ofsted ratings correct as of July 2025.





































# Property Information



## Services:

Mains Water, Mains Electricity, Mains Gas and Mains Drainage

## Tenure:

Freehold

## Local Authority:

Welwyn Hatfield

## Council Tax:

Band G

## EPC:

Band D (rating 60)

## Directions:

AL6 0AJ

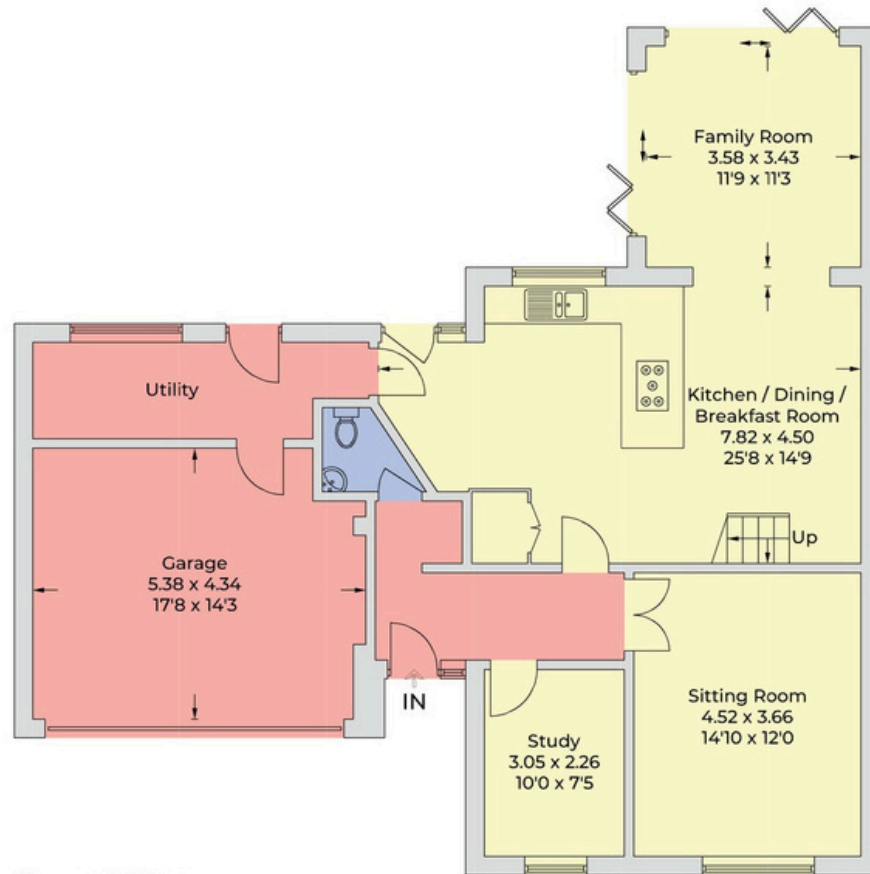
## Viewings:

All viewings strictly by appointment via the vendor's sole agents, Putterills.

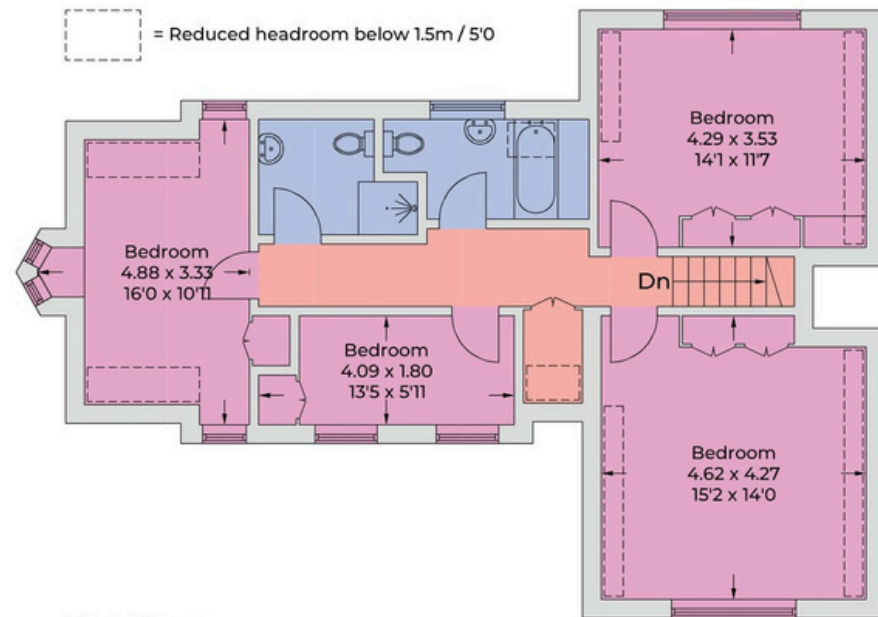
**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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



Approximate Gross Internal Area  
 Ground Floor = 111.7 sq m / 1,202 sq ft  
 First Floor = 76.1 sq m / 819 sq ft  
 Total = 187.8 sq m / 2,021 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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[putterills.co.uk](http://putterills.co.uk) | 01707 393333 | [wgc@puterills.co.uk](mailto:wgc@puterills.co.uk)

34 Wigmores North, Welwyn Garden City, Hertfordshire AL8 6PH