



Bryan Bishop
and partners

Fulling Mill Lane
Welwyn, AL6 9NS



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Summary

A superb four bedroom detached family home located opposite the idyllic Singlers marsh nature reserve and just a short walk to the popular village of Welwyn.

Accommodation

Enter via the spacious entrance hallway that leads through into the kitchen/dining room, this large room is flooded with an abundance of natural light via the three aspects, including;- front aspect bay window, two side aspect windows, door and large rear aspect window overlooking the garden. The kitchen is fitted with a range of base and eye level units as well as integrated and freestanding appliances with island. The kitchen is served by a separate utility that leads onto a storage room with exterior garage door. To the rear of the property is a triple aspect living room with bi-fold doors leading out onto the private rear garden. Additionally, there is a study and cloakroom on the ground floor.

Heading upstairs, there is a central landing that leads to all four double bedrooms, with four piece en-suite and fitted wardrobes to the master and triple aspects to the remaining three. These bedrooms are served by a family bathroom.

Exterior

To the exterior of the property there is a thoughtfully planted garden, mostly laid to lawn with multiple beds containing a wide selection of plants and an array of colours to include a selection of trees, patio area and garden path. To the front of the property is a spacious driveway.

Location

Welwyn Village has a thriving and bustling centre 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.







GROUND FLOOR

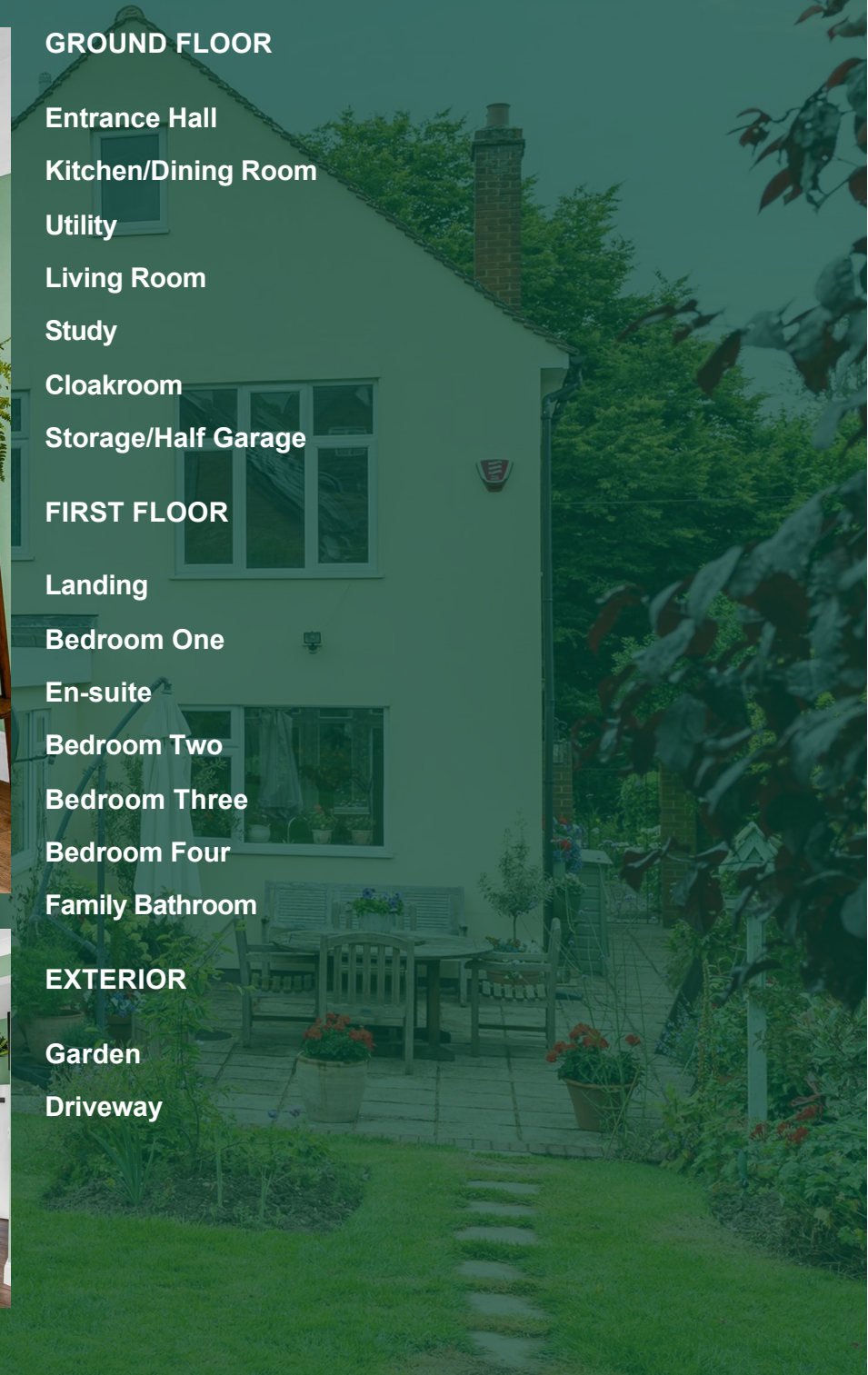
- Entrance Hall
- Kitchen/Dining Room
- Utility
- Living Room
- Study
- Cloakroom
- Storage/Half Garage

FIRST FLOOR

- Landing
- Bedroom One
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom

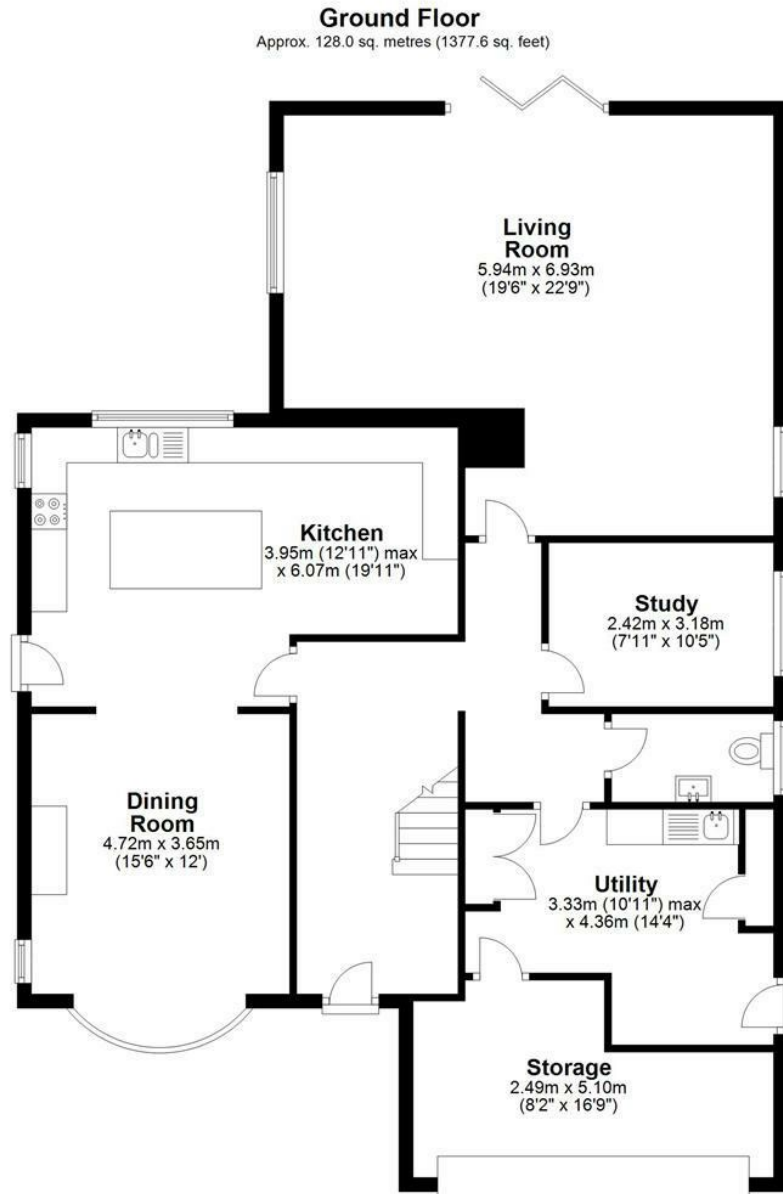
EXTERIOR

- Garden
- Driveway









Total area: approx. 216.8 sq. metres (2334.0 sq. feet)









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