



**Bryan Bishop**  
*and partners*

**Dicket Mead**  
**Welwyn, AL6 9NX**

# Dicket Mead

## Welwyn, AL6 9NX

### Summary

#### Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful detached four bedroom family home set along a quiet residential cul de sac just a few minutes walk from the centre of the vibrant and popular village of Welwyn. The property is presented in outstanding condition inside and out and boasts generous and flexible living space with a guest cloakroom, and a garage en bloc with a large workshop area that has valuable pedestrian access from the rear garden.

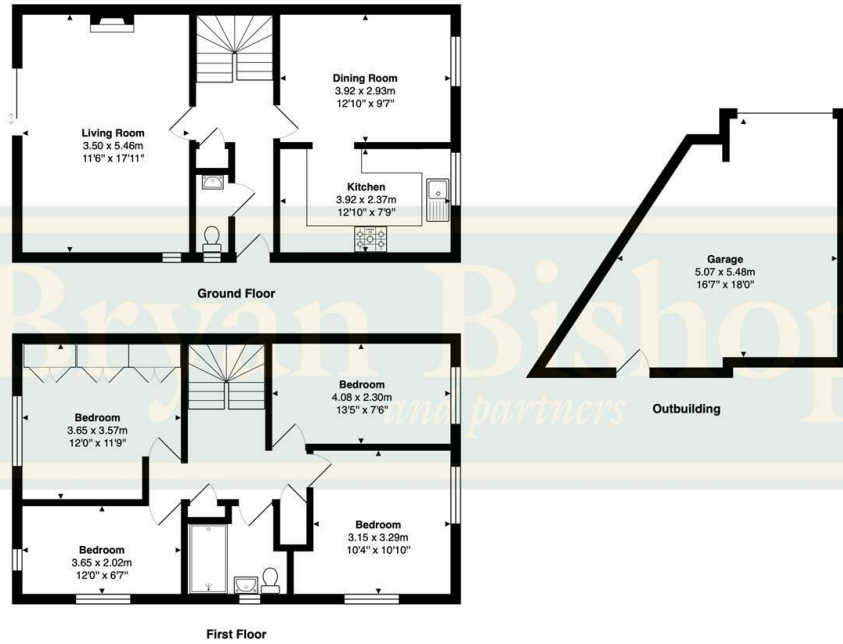
#### Accommodation:

The modern front door is set beneath a protective cantilevered porch roof and welcomes you into a spacious entrance hall occupying the centre of the house. From here doors lead into the living room, dining room and conveniently placed guest cloakroom, along with a useful storage cupboard.

One side of the house is taken up by the living room which extends the full depth front to back. Generous glass sliding doors connect the room seamlessly out onto the garden patio, as well as allowing the natural light to flow in unhindered, with the light levels further boosted by a full height window overlooking the front. This is a large room by any measure at eighteen feet long that has a nice balance to the proportions, making it easy to configure and furnish, and enjoys a smart, modern wood burner as an attractive focal point at one end. Comfortably large enough for multiple sofas and chairs, this is a lovely space in which to spend time together as a family that will also serve you really well when entertaining guests.

Across the hallway is the dining room, with a large window to the side that fills this spacious room with plenty of daylight. The room is really well proportioned, making all the space fully usable, and is comfortably able to accept a large dining table and chairs along with other pieces of occasional furniture with a great location and seamless access through to the kitchen.





Total Area: 136.9 m<sup>2</sup> ... 1474 ft<sup>2</sup>

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





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