



Bryan Bishop
and partners

Dicket Mead
Welwyn, AL6 9NX

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this wonderful detached four bedroom, two shower room family home just a few minutes' walk from the centre of the vibrant and popular village of Welwyn. The property boasts a substantially extended ground floor that now offers generous and flexible living space with a guest cloakroom, an immaculate garden room and a garage en-bloc.

Accommodation:

The modern front door, with inset glass panel, 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, with the kitchen/breakfast room opening directly from the hallway.

The kitchen/breakfast room runs the full depth of the house front to back and is a lovely light, bright space thanks to the large windows at either end. It is a large room by any measure and is blessed with abundant storage within the extensive array of wall and floor mounted cupboards that are fitted around two sides of the perimeter walls. Set within the cupboards is a full complement of integrated appliances, with designated spaces left for free standing items such as a washer/dryer and double width range style cooker. The rest of the room is left as open floor space and is comfortably large enough for a substantial kitchen table and chairs as well as other occasional furniture.



Approximate Gross Internal Area 1249 sq ft - 116 sq m

(Excluding Garage & Outbuilding)
 Ground Floor Area 719 sq ft – 67 sq m
 First Floor Area 530 sq ft – 49 sq m
 Garage Area 147 sq ft – 14 sq m
 Outbuilding Area 128 sq ft – 12 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	78
(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	



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