



Bryan Bishop
and partners

Fulling Mill Lane
Welwyn, AL6 9NS

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Summary

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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

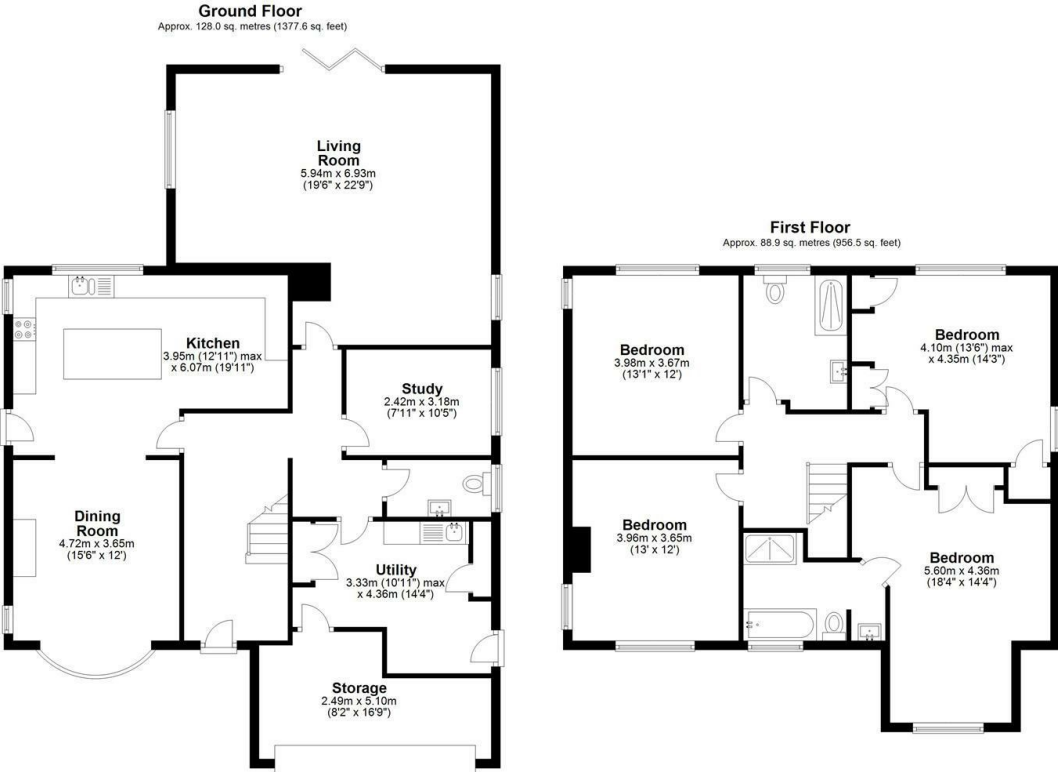
Enter via the spacious entrance hallway that leads through into the kitchen/dining room, this large room is flooded with an abundance of natural light via the three aspects, including:- front aspect bay window, two side aspect windows, door and large rear aspect window overlooking the garden. The kitchen 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





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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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