30 Fulling Mill Lane

Pleasantly situated in an established residential Lane is this detached chalet style house just 10 minutes’ walk to Welwyn High Street.

**Property**

Fulling Mill Lane is a highly regarded road of detached houses and bungalows, which overlook protected marshland which runs parallel with the River Mimram, used by the local community for dog walking. Number 30 is set well back from the lane and has a brick paved driveway with turning head leading to a covered entrance. A spacious hall gives access to all principal ground floor rooms and a staircase to the first floor. The house is fully double glazed, and a new central heating system has been installed. The living room is dual aspect and has a brick fireplace with open grate, the dining room has a large picture window overlooking the marshes. A fitted kitchen/breakfast room is located at the rear of the house with a range of limed oak units, electric double oven, gas hob, dishwasher and larder fridge, from the breakfast area is a glazed door leading on to a patio. There is also a large laundry room with fitted cupboards, sink and doors to patio and integral single garage.

On the first floor is a light and airy landing and hatch to a useful loft space. The master bedroom has a wide range of fitted wardrobes, dressing table and a door to an en-suite shower room, with shower cubicle, WC, basin and bidet. There are 2 further double bedrooms, one with fitted wardrobes, and a family bathroom.

**Outside**

The house stands on a secluded plot just under quarter of an acre facing south west to the rear.

There is a patio running along the width of the plot with central steps up to a good size lawn with rockery and water feature, various small trees and shrubs and a path to one side of the house gives access to the front garden. A brick paved driveway provides parking for 3 to 4 cars and there is an area of lawn screened by laurel and other ornamental shrubs.

**Tenure**

Freehold.

**Location**

Within the village is a Tesco express, doctor’s and dental surgery, several hairdressers and boutique shops and restaurants. Welwyn has a friendly community and numerous leisure activities including a tennis and bowls club. The A1(M) is half a mile away and Welwyn North Station is just under 2 miles providing an excellent service in to Kings Cross, St Pancras.

**Services**

All mains services are connected to the property.

**Rating Authority**

East Herts District Council
Tel: 01279 65526
To view this property call Bryan Bishop Estate Agents on 01438 718877

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