







-  4 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  Private Garden
-  Off-Street Parking
-  EPC Band C

Freehold

Council Tax Band:  
G £3,419.65 (2025-2026)

Local Authority:  
North Hertfordshire District Council





Substantial detached family home in sought-after location near vibrant Welwyn Village.

### Description

Nestled beyond Welwyn village, this impressive four-bedroom detached home offers an exceptional opportunity. The ground floor features expansive living spaces, including a generous open-plan kitchen/dining room with integrated appliances and ample storage. A spacious living room, filled with natural light from dual aspect windows and bi-folding doors to the rear garden, creates an inviting atmosphere. Ideal for remote work, it includes a study, guest cloakroom, and utility room. Upstairs, four well-proportioned bedrooms share two bathrooms. The principal bedroom has built-in wardrobes and a modern en-suite with a four-piece suite, ensuring privacy and comfort. An additional family shower room serves the other bedrooms. Externally, there is ample off-street parking on a hard standing driveway, and a picturesque rear garden with lawns, flower beds, and hedgerows, perfect for gatherings. Additional storage is available in the remaining garage space, complementing this superb family home.

### Location

Fulling Mill Lane is a popular location near Welwyn Village with shops, pubs, and restaurants. St. Marys Primary School nearby. Easy access to shopping in Welwyn Garden City. Welwyn North Station provides commuter links.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



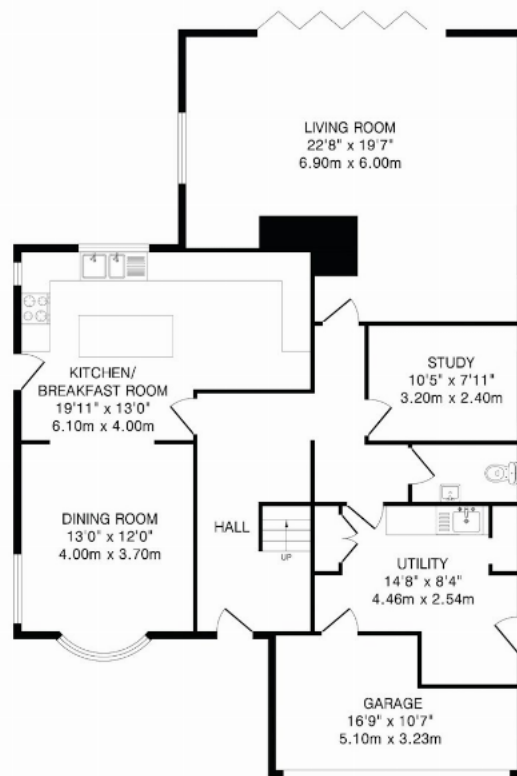












Ground Floor  
1367 sq.ft.(127.0 sq.m)approx.



First Floor  
930 sq.ft.(86.4 sq.m)approx.

TOTAL FLOOR AREA: 2297 sq.ft.(213.4 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.