





STUNNING IS THE ONLY WAY TO DESCRIBE THIS BEAUTIFUL DETACHED HOME IN HATFIELD. A property like this does not appear on the market every day, the current owners have extended this detached house to create a contemporary home with spacious accommodation throughout that has a touch of the WOW factor. In the popular location of Hatfield, there is plenty on the door step to entice you to move to this lovely village. The property in brief comprises of entrance hallway, WC, living room with French doors to the garden, beautiful open plan kitchen/dining room, utility room, stairs to the landing, second bedroom with ensuite shower room, two further first floor bedrooms, bathroom, first floor dressing area, second floor extended master bedroom with L-shaped walk in wardrobe and a master ensuite bathroom that definitely will not disappoint. AN EXCEPTIONAL PROPERTY.

ENTRANCE HALL

13' 6" x 6' 1" (4.12m x 1.86m) This fabulous family home is accessed via the side facing double glazed frosted door, side facing double glazed frosted window, wood flooring throughout, spotlights to the ceiling, alarm system, radiator, feature staircase with glass inserts and exposed brickwork with under lighting making a beautiful entrance that provides access to all ground floor accommodation. There is also a concealed storage cupboard beneath the staircase.

WC

6' 2" x 2' 9" (1.89m x 0.86m) Accessed from the hallway with a low flush WC, wash hand basin with partially tiled splash back, wood flooring, extractor fan and coving to the ceiling.

LIVING ROOM

21' 7" x 11' 7" (6.59m x 3.55m) This really is a beautiful family entertaining space with false feature log effect wall housing the entertainment system, rear facing double glazed



French doors leading to the garden, further rear facing double glazed window, two radiators and a coal effect gas fire with a decorative surround. A great living space with a touch of class.

KITCHEN/DINER

22' 10" x 11' 7" (6.97m x 3.54m) Beautiful is the only way to describe this spacious open plan kitchen/dining room with front facing double glazed bay window, front facing double glazed window, tiled flooring throughout, modern fitted kitchen with units at eye and base level, rolled top surface incorporating a single and half bowl sink with drainer, partially tiled splash backs, NEFF kitchen appliances consisting of four ring gas hob with extractor hood above, double electric oven, integrated fridge/freezer, integrated dishwasher, integrated microwave, central storage island with matching work surface/breakfast bar, coving and spotlights to the ceiling, plus a door to the utility room.

UTILITY ROOM

6' 11" x 5' 7" (2.11m x 1.71m) Accessed via the kitchen, side facing double glazed frosted door, side facing double glazed window, radiator, tiled flooring, wall mounted boiler unit, fitted base units with rolled top surface incorporating a single bowl sink with drainer unit, plumbing for a washing machine and space for a tumble dryer.

STAIRS

Feature staircase with glass inserts and exposed brickwork with under lighters, leading from the entrance hall to the first floor landing.

LANDING

16' 11" x 6' 6" (5.18m x 2.00m) Providing access to all first floor accommodation, further feature stairs with glass inserts and exposed brickwork to the second floor master bedroom, open access to the landing dressing area, radiator and spotlights to the ceiling.



BEDROOM

13' 8" x 11' 4" (4.18m x 3.46m) The second bedroom is a spacious room overlooking the front garden via the double glazed window, radiator, laminate flooring, spotlights to the ceiling, fitted wardrobes and door to the ensuite shower room.

ENSUITE SHOWER

8' 11" x 4' 1" (2.73m x 1.27m) Lovely presented ensuite shower room with double glazed frosted window to the front, low flush WC, wash hand basin, shower cubicle with central opening doors, partially tiled walls, tiled flooring, extractor







fan, coving to the ceiling and a heated towel radiator.

BEDROOM/CINEMA ROOM

11' 6" x 11' 3" (3.53m x 3.44m) This room is currently used by the owners as a cinema room but would make a suitable bedroom with rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

11' 4" x 8' 5" (3.47m x 2.58m) The beautiful nursery bedroom is nicely decorated and spacious with rear facing double glazed window, radiator, laminate flooring and coving to the ceiling.

BATHROOM

9' 11" x 5' 6" (3.03m x 1.68m) The family bathroom comprises of a bath with central taps/shower head, low flush WC, wash hand basin, side facing double glazed frosted window, tiled flooring, partially tiled walls, heated towel radiator, extractor fan, coving to the ceiling and a shaving point.

LANDING DRESSING AREA

Accessed from the first floor landing, with side facing double glazed window, radiator, fitted wardrobes and spotlights to the ceiling.

STAIRS TO SECOND FLOOR

SECOND FLOOR LANDING

3' 10" x 3' 10" (1.19m x 1.19m) Benefitting from a side facing double glazed Velux style window, exposed feature brickwork with under lighters and access door to the beautiful master bedroom.

MASTER BEDROOM

13' 3" x 11' 1" (4.05m x 3.40m) This master bedroom has the WOW factor with four side facing double glazed Velux style windows, exposed feature brickwork with surrounding lighting, wood flooring, open access to the walk in wardrobe area, cast iron style radiator, floor level lighting and spotlights to the ceiling.

WALK IN WARDROBE

3' 10" x 2' 9" (1.19m x 0.86m) L-shaped walk in wardrobe area with side facing double glazed Velux style window, wood flooring, radiator, spotlights to the ceiling and sliding door giving access to the master bathroom.

MASTER ENSUITE BATHROOM

11' 8" x 8' 9" (3.58m x 2.69m) The selling feature of the whole house is this stunning ensuite bathroom which definitely has that contemporary feel, benefitting from a central modern bath tub with surrounding floor lighting, floating feature wash basin within vanity unit beneath, two heated towel radiators, walk in shower area with rainfall shower, low flush WC, tiled flooring, partially tiled walls, spotlights and extractor fan to the ceiling.

FRONT GARDEN

Laid to lawn area with shrub beds and partially enclosed by a garden wall with front facing wrought iron style gate and wall toppers. Side access to the entrance door and the rear garden is via the pathway.

REAR GARDEN

A lovely garden which is mainly laid to lawn, with paved patio and path providing access to the garage via a gate.

GARAGE

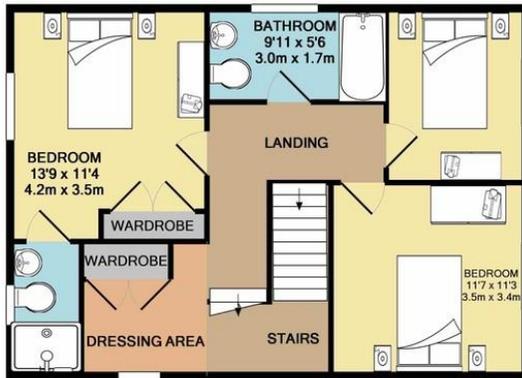
Single garage accessed from the rear of the property with up and over door and benefits from lighting and electric sockets. Off street parking is available in front of the garage.



GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 662 SQ.FT.
(61.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1834 SQ.FT. (170.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	