





STUNNING AND MODERNISED THROUGHOUT.
This wonderful three bedroom home in quiet cul de sac on the outskirts of Hatfield is definitely move in ready. Beautifully presented throughout and offers spacious accommodation for a family. The property in brief comprises of entrance hall, living room, open plan kitchen/dining area, side entrance/utility area, downstairs WC, landing, three bedrooms and a superb bathroom with walk in wet area that must be seen to be fully appreciated. A FANTASTIC HOME IN A LOVELY LOCATION.

ENTRANCE HALL

11' 4" x 6' 5" (3.47m x 1.96m) On walking in to this fabulous home via the front facing double glazed frosted door you will not be disappointed, with front facing double glazed frosted window, radiator, stairs to the first floor landing, tiled flooring, coving to the ceiling and small storage cupboard beneath the stairs.

LIVING ROOM

15' 5" x 11' 4" (4.70m x 3.46m) A fabulous reception room that is bright and airy due to the large front facing double glazed window and double doors to the kitchen/dining area, plus a radiator.

KITCHEN/DINER

22' 5" x 9' 4" (6.84m x 2.85m) The main selling feature of this home, is this open plan kitchen/dining area that has been modernised to a high standard and benefits from rear facing double glazed sliding doors to the patio, rear facing double glazed window, side facing internal door to the side entrance hall/utility room, modern fitted kitchen with units at eye and base level, work surfaces incorporating a single bowl sink with drainer unit, partially tiled splash backs, four ring electric induction hob with central extractor hood, double



electric oven, integrated dishwasher, space for an American style fridge/freezer, breakfast bar, tiled flooring and spotlights to the ceiling.

SIDE ENTRANCE HALL/UTILITY AREA

7' 5" x 4' 9" (2.27m x 1.45m) This room offers further access to the front/rear gardens via the front facing Upvc door and rear facing double glazed frosted door. Benefitting from fitted work surfaces above the plumbing for a washing machine, space for a tumble dryer and door to the WC.

WC

4' 1" x 2' 3" (1.26m x 0.69m) A low flush WC and rear facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 2" x 9' 1" (2.20m x 2.78m) Side facing double glazed frosted window, radiator and a loft access point.

BEDROOM

12' 8" x 11' 5" (3.88m x 3.50m) A spacious bright double bedroom located to the front of the property with large front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

10' 6" x 9' 4" (3.22m x 2.87m) Further spacious double bedroom with views over the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.







BEDROOM

10' 1" x 5' 1" (3.08m x 1.57m) A generous single room with front facing double glazed window, radiator and storage cupboard above the stairs.

BATHROOM/WET AREA

11' 3" x 5' 10" (3.45m x 1.78m) A superb bathroom comprising of a low flush WC, wash hand basin, bath with shower attachment, walk in wet area with rainfall shower head, further wall mounted shower head, tiled flooring, tiled walls, heated towel radiator, extractor fan, spotlights to the ceiling and a rear facing double glazed frosted window.



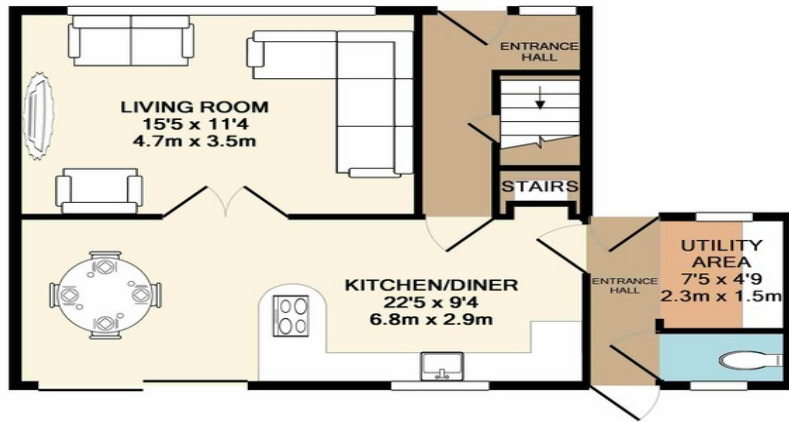
FRONT GARDEN & PARKING

Open access from the private shared road to a paved area, currently used for off street parking for three cars, partially enclosed and side access available to the rear garden via the side entrance hall/utility area.

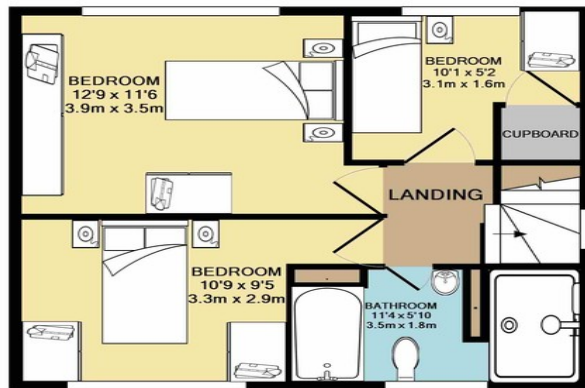
REAR GARDEN & OUTBUILDING

Mainly laid to lawn area, hedge to one side and partially fence enclosed. A paved patio provides a great space for enjoying those sunny days and storage space is available in within the storage outbuilding.





GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 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
Made with Metropix ©2019



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	