





A LOVELY FAMILY HOME WITH 3/4 BEDROOMS AND FIELD VIEWS TO THE REAR. Located on a quiet cut de sac on the outskirts of Hatfield this spacious house has plenty to offer. The property in brief comprises of entrance porch, entrance hall, WC, living room, dining room, kitchen, utility room, stairs, landing, master bedroom with a current dressing room, which could potentially be a further bedroom, two further bedrooms, family bathroom, driveway, garage, plus front and rear gardens... **A GREAT BUY.**

ENTRANCE PORCH

Benefitting from a front facing double glazed door leading to the porch, front/side facing double glazed windows and further access door to the entrance hallway.

ENTRANCE HALL

7' 3" x 10' 10" (2.22m x 3.31m) Generous hallway with stairs leading to the first floor, front facing double glazed frosted door from the porch, two front facing double glazed frosted windows, radiator, door to the downstairs WC, storage cupboard beneath the stairs, radiator and laminate flooring.

WC

2' 11" x 7' 2" (0.90m x 2.19m) Providing a low flush WC, wash hand basin within a vanity unit, radiator and a side facing double glazed frosted window.

LIVING ROOM

10' 8" x 16' 2" (3.26m x 4.95m) Bright and spacious reception room overlooking the front garden via the front facing double glazed bow window, radiator, double doors to the second reception room, coving to the ceiling, television point, dado rail and a feature coal effect electric fireplace.



DINING ROOM

10' 9" x 9' 8" (3.28m x 2.95m) Currently utilised as a further sitting room but lends itself to a separate dining room with rear facing double glazed sliding doors to the garden, radiator and double doors to the living room.

KITCHEN

9' 10" x 9' 9" (3.02m x 2.98m) Nicely presented kitchen with fitted units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor fan above, double electric oven, spotlights to the ceiling, door to the utility room and a rear facing double glazed window.

UTILITY ROOM

9' 9" x 5' 11" (2.98m x 1.81m) A further useful space that offers fitted units at eye and base level, rolled top surfaces, plumbing for a washing machine, space for a fridge/freezer, wall mounted boiler unit, rear facing double glazed window and a side facing door.

STAIRS

Providing access to the first floor landing from the entrance hallway.

LANDING

14' 6" x 2' 11" (4.43m x 0.89m) With side facing double glazed frosted window, radiator and loft access point.

BEDROOM

12' 7" x 10' 8" (3.85m x 3.27m) Spacious double bedroom with door to the dressing room, front facing double glazed window, radiator, coving to the ceiling and a ceiling fan.



DRESSING ROOM

11' 1" x 7' 5" (3.39m x 2.27m) This room is only accessed via the bedroom so cannot be considered as a further bedroom but may offer future potential, with front facing double glazed window, storage cupboard above the stairs, coving to the ceiling and a radiator.

BEDROOM

9' 10" x 10' 5" (3.00m x 3.18m) Overlooking the rear garden and field views via the rear facing double glazed window, plus benefits from a radiator and coving to the ceiling.







BEDROOM

9' 10" x 8' 0" (3.02m x 2.46m) Smallest of the three bedrooms is positioned to the rear of the property and once again boasts field views via the rear facing double glazed window, radiator and coving to the ceiling.

BATHROOM

8' 4" x 6' 5" (2.55m x 1.97m) Nicely presented bathroom with a three piece suite, comprising of a low flush WC, wash hand basin, corner bath with a shower attachment, heated towel radiator, tiled walls, rear facing double glazed frosted window and spotlights.



DRIVEWAY & GARAGE

Driveway is accessed via double gates to the front and provides off street parking in front of the single garage.

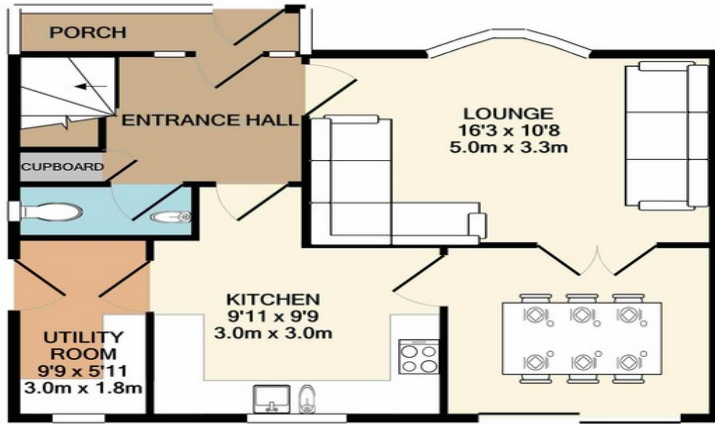
FRONT GARDEN

Small laid to lawn area with mature shrub bed borders, front access gate to the path, side access to the rear garden via a gate and a wall enclosure.

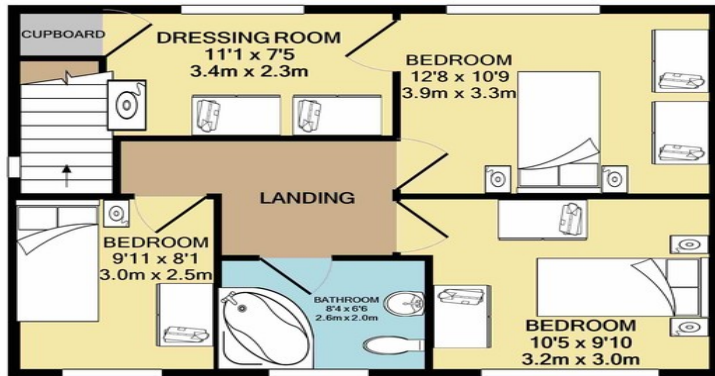
REAR GARDEN

With field views to the rear, central raised lawn area, shrub beds, fence enclosure and a lower patio area.





GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.3 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 can be given for their accuracy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	56	
(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		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	