





UPDATED AND MODERNISED TO A BEAUTIFUL STANDARD THROUGHOUT THIS WILL WOW ALL BUYERS. Fantastic three bedroom semi-detached house in Hatfield which must be viewing internally to be fully appreciated. Extended to the rear to provide further entertaining/living space with bi-folding doors to the garden, you will not be disappointed when you view. In brief the house comprises of entrance hallway, kitchen/breakfast area, living room, extended sitting room, stairs, landing, three bedrooms, bathroom, off street parking, garage, front and rear gardens. **AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE HALL

13' 5" x 5' 10" (4.10m x 1.80m) This beautiful property is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, radiator, stairs to the first floor landing, tiled flooring and a telephone point.



LIVING ROOM

11' 5" x 18' 11" (3.49m x 5.79m) Positioned at the front of the property, this lovely living space has a feature pebble effect gas fire with a decorative surround, radiator, coving to the ceiling, television point and a front facing double glazed bow window.

KITCHEN/BREAKFAST ROOM

13' 4" x 12' 4" (4.08m x 3.78m) Immaculately presented kitchen with open access to the extension, breakfast bar, fitted kitchen units at eye and base level, square edge surfaces incorporating a single bowl sink with drainer unit, five ring gas hob with extractor fan above, double electric oven, integrated fridge, integrated freezer, integrated dishwasher, under lighters and a tiled floor.

EXTENDED SITTING ROOM

8' 4" x 18' 1" (2.56m x 5.52m) Superb addition to this property providing a versatile space that opens up into the kitchen and garden via the rear facing double glazed bi-folding doors, rear facing double glazed window, two further Velux style windows and tiled flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

8' 11" x 2' 7" (2.72m x 0.81m) Providing access to all bedrooms/bathroom, side facing double glazed window and a loft access point.

BEDROOM

12' 7" x 11' 5" (3.86m x 3.49m) Spacious double bedroom with front facing double glazed window and a radiator.

BEDROOM

13' 6" x 9' 6" (4.12m x 2.92m) Overlooking the rear garden another spacious double bedroom with rear facing double glazed window and a radiator.

BEDROOM

5' 11" x 11' 6" (1.81m x 3.51m) With front facing double glazed window and a radiator.







BATHROOM

10' 2" x 5' 6" (3.12m x 1.69m) Beautiful bathroom with a four piece bathroom suite comprising of a low flush WC, feature wash hand basin, freestanding slipper bath with waterfall tap, separate shower cubicle with dual shower head, heated towel radiator, tiled flooring, tiled walls, storage cupboard above the stairs and a rear facing double glazed frosted window.

FRONT GARDEN & PARKING

Off street parking for two cars on the driveway, partial wall enclosure with open access to the drive and side access to the rear garden via a gate.

GARAGE

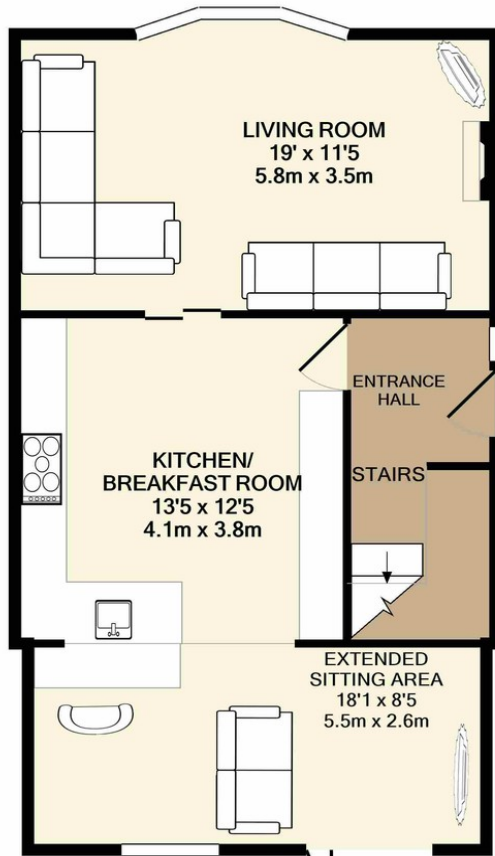
REAR GARDEN

Low maintenance landscaped garden with paved patio, slate beds, shrub beds, greenhouse and side access.

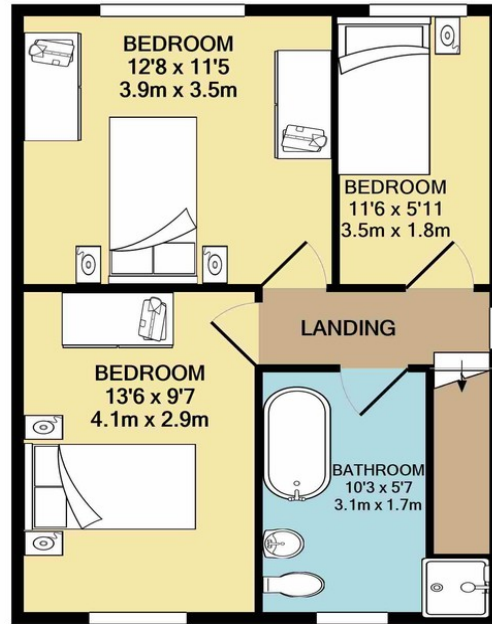
SOLAR PANELS

Details of the agreement are available on request.





GROUND FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 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



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	